

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8350

Planning Board Minutes

Virtual Meeting

June 24, 2021

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:30 p.m., followed by the salute to the flag.

Roll Call: Daria D'Agostino, Secretary

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steve Kastell, Brian Shorr

Absent from meeting: All Present

Also present: Ronald Cucchiaro, Planning Board Attorney
Jennifer Beahm, Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

Minutes:

A Motion was made by Mr. Castronovo, Seconded by Mr. Fisher to approve the Minutes of May 27, 2021 as written.

Yes: Fisher, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan, Kastell

No: None

Absent: None

Abstain: None

Not Eligible: Brown, Ginsberg, Shorr

Ordinance 2021-11:**An Ordinance of the Township of Manalapan
Prohibiting the Operation of any Class of Cannabis
Business within its Geographical Boundaries and
Amending Chapter 95, "Development Regulations",
Of the Code of Township of Manalapan**

Mr. Cucchiaro explained that municipalities have the right to 'opt out' of the cannabis program by August 2021. This Ordinance will prohibit all classes of cannabis in any zone throughout the Township. The purpose tonight is for the Planning Board to determine if the Ordinance is substantially consistent with the Master Plan. Mr. Cucchiaro said the Master Plan does not consider the use of cannabis in any zone.

Ms. Beahm said that she agrees that there is nothing in Master Plan that contemplates this type of use. She agrees that this Ordinance is substantially consistent with our Master Plan.

There were no additional questions or comments from the Board.

A Motion was made by Mr. Fisher that Ordinance 2021-11 is substantially consistent with the Master Plan, and Seconded by Mr. Castronovo.

Yes:	Fisher, Brown, Castronovo, Ginsberg, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan
No:	None
Absent:	None
Abstain:	None
Not Eligible:	Shorr, Kastell

Mr. Cucchiaro spoke about the redevelopment process that the Board will be undertaking next month. The governing body has identified certain blocks and lots that it wants to investigate as to whether it would be considered an area of redevelopment. It has to do with the current conditions of the property. All of the identified blocks and lots go to the Planning Board for a preliminary investigation. Our Planner will put together a report that sets forth all of the investigation. Ms. Beahm has done that, and it is currently in draft form awaiting some minor issues and it should be distributed next week. There is a list that states that the lots satisfy at least one item from the list in order to be considered in this redevelopment plan. Ms. Beahm will provide an analysis of each lot meeting the criteria on the list. It is a public hearing and the public can ask questions regarding the lots. At the conclusion of the hearing, the Board needs to

find that either all of the lots; some of the lots; or none of the lots satisfy the criteria. Then the Planning Board makes a recommendation to the governing body.

The Board is determining whether or not the lots have the characteristics on the list of criteria - it is not about whether you support or do not support redevelopment. The sole issue is whether the lots in question satisfy one or more of the elements.

Ms. Beahm explained that one of the possible elements would be the discontinuation of a use of a building. Buildings that are substandard or blighted - they would be on the list. She is going to go through each of the properties individually and which letter they are determined to be on the list that runs A - H.

Mr. Cucchiaro said that after the Planning Board gives their findings to the governing body, a redevelopment plan will be created. It will establish appropriate uses for the property, lot sizes, etc. The redevelopment plan gets adopted by Ordinance.

Ms. D'Agostino asked who initially determined which lots would be part of the redevelopment plan? Mr. Cucchiaro said the Township Committee determined which lots would be included. Ms. D'Agostino asked how many properties are included and Ms. Beahm said it is 22 lots. Ms. D'Agostino asked if was enough time to go out in the field and see the lots. Mr. Cucchiaro said we are receiving a draft report, so there will be enough time to see the area. Mr. Cucchiaro said two weeks before the hearing, the Board puts out a notice and then 10 days before the hearing it puts out a second notice. The areas are contiguous, not spread out all over town. You can certainly deny one lot or two lots out of the 22 lots - all options are available for the Planning Board to use.

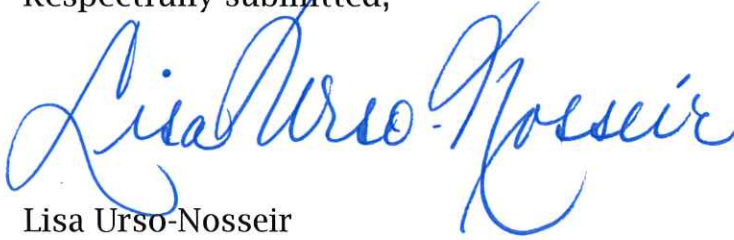
Mr. Castronovo said the cluster of lots were identified, but are they commercial lots? Residential lots? Mr. Cucchiaro said we cannot get into the specifics right here because that would be part of the noticed hearing. Mr. Cucchiaro said foreclosure is on the elements that can be evaluated, but not property tax delinquency. The report will be distributed shortly.

Chair Kwaak opened the floor to the public for any non-agenda items. Seeing none it was closed.

Chair Kwaak reminded the Board that the next meeting is July 8, 2021.

A Motion to adjourn the meeting was made by Chief Hogan and agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lisa Urso-Nosseir". The signature is written in a cursive, flowing style.

Lisa Urso-Nosseir
Recording Secretary