

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

## **Planning Board Minutes**

### **Virtual Meeting**

**August 12, 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:** Lisa Urso-Nosseir, Recording Secretary

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

Absent from meeting: Daria D'Agostino, Steve Kastell

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

### **Minutes:**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of July 22, 2021 as written.

Yes: Fisher, Brown, Ginsberg, Castronovo, Kwaak, McNaboe, Jacobson, Hogan, Shorr

No: None

Absent: D'Agostino, Kastell

Abstain: None

Not Eligible: None

**Resolutions:** PAS1824A ~ KR Holdings, Inc.  
500 Craig Road ~ Block 2503 / Lot 26.02  
Amended Final Minor Site Plan

A Motion was made by Mr. Castronovo, Seconded by Mr. Fisher to approve the Resolution for PAS1824A, KR Holdings, Inc., as written.

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

**Township of Manalapan Planning Board Recommending  
that the Township Committee of Manalapan Township  
Designate the Study Area as a Non-Condemnation Area in  
Need of Redevelopment Pursuant to the Local  
Redevelopment and Housing Law Under N.J.S.A. 40A:12A-1  
et. Seq.**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for the Redevelopment Study, as written.

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

**Application: PFM1724EX ~ Cardinale and Associates, LLC,  
"Manalapan Crossing"  
162 HWY 33 ~ Block 66 / Lot 8.01  
Final Major Subdivision and Final Major Site Plan  
Extension of Time**

Salvatore Alfieri, Esq. of Cleary, Giacobbe, represented the applicant, Cardinale and Associates, LLC. Mr. Alfieri reminded the Board that they received Final approval in November 2019. The two year statutory protection will end in November 2021, and out of an abundance of caution, we are asking for a one-year extension of time. Site work has begun and he expects to have the Phase One map filed within the next month. Phase One will consist of 70 active adults homes, no other COs will be issued until the off-site improvements are all done. The affordable housing units will have to be delivered. We will have the DOT permits shortly and we cannot start the off-site construction until the County acquires three off-site easements and one fee taking. We have acquired all the other easements. Four people would not cooperation and the County is about to file condemnation in

order to take the easements. At that point in September or October, we can start construction on the traffic improvements. Within the next few months, there will be significant progress made with at least one section perfected. Again, the one year extension is just a precaution at this point.

Mr. Cucchiaro said essentially what the Board is looking for is that there has been a good faith effort to diligently procure outside agency approvals and Mr. Alfieri has shown that the applicant is actively working on this progress. The Extension of Time only extends the vested rights and the applicant has the right to move forward.

A Motion was made by Mr. Castronovo, Seconded by Mr. Brown to approve the Extension of time for PFMI724EX – Manalapan Crossing, for a one year period of time through November 14, 2022.

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

**The Place at Manalapan  
c/o Community Investment Strategies, Inc.  
Route 33 ~ Block 72.01 / Lot 69  
Preliminary and Final Major Site Plan**

Brian Harvey, Esq. of Archer and Greiner represented their client, The Place at Manalapan, this evening. This is an application for Preliminary and Final Site Plan Approval and bulk variance relief for the development of 102 multi-family apartments, 101 of which are affordable rental units along with a community center and other amenities. It is approximately 14.33 acres of land located along Route 33 westbound near Sawgrass Drive. The project consists of 100% affordable housing which addresses Manalapan Township's affordable housing obligations from the Fair Share Plan and Settlement Agreement.

Mr. Cucchiaro swore in Peter Ciliberto, Professional Engineer with 30 years of experience from Najarian Associates. Mr. Ciliberto shared the Preliminary and Final Major Site Plan on the screen. The property is known as Block 72.01 Lot 69 which was created by the subdivision of K. Hovnanian Four Seasons at Manalapan Brook which is currently under construction as The Regency by Toll Brothers. He explained that no wetlands would be disturbed with this construction. The site was used for agricultural purposes.

The project would consist of five separate buildings for the 102 rental units. The site also includes a clubhouse, a tot-lot area, a walking path and room for future use such as a community garden. A monument sign is also proposed along Route 33 frontage and will conform to zoning standards. Mr. Ciliberto spoke about the trash enclosure which is within the setback, however it is located within the front yard area. It serves two buildings, and is an easy spot for a garage truck to pick up. There is going to be a berm and landscaping around the trash enclosure from the view on Route 33.

The access to this site is off of Route 33 with a divided style entry - one lane coming in, one lane coming out. The Route 33 access will be subject to NJ DOT regulations. The internal roads are considered residential access by the RSIS and meet those standards. They are 24' in width with parking on either side of them, as well as curb block around them. There are four parking courts that provide parking for the clubhouse and the buildings. One of the bays is over the JCP&L easement and they will easily fix that situation. They have prepared a Fire Truck Turning Plan that shows that a fire truck can traverse throughout the development. All of the buildings are three stories high and are walk-out style condition. The road named throughout the development will be called Anderson Place.

There is a 35' green belt along Route 33 which provides screening anywhere from 2' -5' high. There will also be landscaping on top of the berm. There are four trash enclosures and Mr. Ciliberto pointed out their locations on the site plan to the Board. It will be a private hauler with twice weekly pick-up. Mailboxes for the community have been placed near the clubhouse. Mr. Ciliberto pointed out where the single mailbox is located and one central location is typically mandated by the post office.

Mr. Ciliberto said most of the internal roads within the development are provided with either a 4' or 6' wide sidewalk on both sides. There are service walks located in between the buildings and handicap ramps. Ms. Beahm asked if there will be sidewalk along Route 33. Mr. Ciliberto said we are not providing sidewalk along Route 33 for a number of reasons. First, from a safety perspective, we just don't feel that Route 33 is the type of road we want to encourage people to walk on. Secondly, there really isn't anything on Route 33 within the vicinity of the site that anyone would really need to walk to. Ms. Beahm stopped Mr. Ciliberto and said we are looking to get New Jersey Transit stops along Route 33, therefore we are looking for sidewalk along Route 33. Ms. Beahm recommends to the Board that the applicant puts the sidewalk in. Mr. Ciliberto asked if she was looking for sidewalk along the whole frontage, or just for a bus stop? Ms. Beahm said we are looking for sidewalk along the whole frontage.

Mr. Ciliberto said the development is looking to offer shuttle service from the site to the local park and ride. The Affordable Housing Multi-Family and the Route 33 Overlay Zone do not require sidewalks along Route 33. The ordinance specifically says that sidewalks are governed by NJ DOT and we do not believe that NJ DOT will require us to do so. To the extent necessary, the applicant seeks a waiver for not providing sidewalks along Route 33, or paying a contribution in lieu of providing sidewalks.

Mr. Ciliberto said parking for this site only includes on-street parking, there are no garages in this development. There is visitor parking as well located on-street. This development parking requirement for this site is 206 stalls and we are in compliance with the RSIS and Manalapan Township ordinance for parking. ADA spaces have also been provided. The ADA stall depth according to RSIS are 9' x 18'. The Manalapan ordinance states the ADA parking stalls should be 20' in depth. The applicant is requesting the waiver to provide ADA parking spaces of 18' in depth, which is the same as the standard parking space for this community.

Mr. Ciliberto spoke about Stormwater Management and how the site slopes to the rear of the property and drains from Route 33 to the back. They are proposing four basins to handle Stormwater Management. There are two underground detention basins for rooftop runoff. It will be an infiltration basin for the roof runoff. The fourth basin is a rain garden that will handle the runoff. It will flow freely into the rain garden for infiltration. All of the comments addressed in the engineering letter will be agreed upon by the applicant to their satisfaction.

Mr. Ciliberto stated that they are working on applications for the Monmouth County Planning Board and Freehold Soil Conservation District and we will be submitting to them shortly. We have already made an application to the WMUA and we will make the necessary revision they requested. We will need approval from the NJ DOT and the application will be submitted shortly, as will the application for NJ DEP. We have received comments from the Fire Bureau and have agreed to address those concerns. We agree to address the comments from the Manalapan Police Department. The Board of Health and Tax Assessor did not have any comments. The applicant met with the Environmental Commission on Monday evening and we have a letter from them that we have responded to. The Shade Tree comments were included in CME's review letter which we have already agreed to. The applicant has agreed to address all of the comments within the CME review and the Planner's letter to the satisfaction of the Board's professionals.

Mr. Boccanfuso stated that Mr. Ciliberto and he had a meeting last week to go through the details of his engineering report, including the technical engineering review. Mr. Boccanfuso stated we need to work out these technical issues,

particularly those related to Stormwater Management, and would recommend a Preliminary approval tonight. Mr. Boccanfuso asked Mr. Ciliberto if he will comply with green infrastructure. Mr. Ciliberto said yes, they will comply with all Stormwater Management matters. Mr. Boccanfuso asked who will own and maintain the Stormwater facilities? Mr. Ciliberto said the Stormwater facilities will be owned and maintained by the property owner of this development. Mr. Boccanfuso asked who will own and maintain the site lighting? Mr. Ciliberto said again, the property owner will handle this. This property does not have a HOA, they are rental properties. It is the property owners themselves that manage the rentals, they are going to be the ones that own and maintain the basin and lighting. Mr. Boccanfuso asked if that entity is going to seek reimbursement from the Township for lighting costs? Mr. Ciliberto said he was told no. Mr. Boccanfuso we're going to need confirmation of this. Mr. Cucchiaro said if that's what they are saying then that is what they are going to do. It will be in the Resolution as a requirement. Mr. Boccanfuso asked Mr. Ciliberto if he intends to return to the Environmental Commission. Mr. Ciliberto said the Environmental Commission provided a written review and then we responded to that letter. Mr. Boccanfuso said he mentioned this because the EIS needed a more comprehensive inventory of the vegetation in the area. Mr. Ciliberto said when he attended the Environmental Commission meeting the landscape architect gave a detailed list of the vegetation. Mr. Giddings requested an addendum to the EIS, which we did resubmit.

Ms. Beahm had a question about the trash enclosure in the front yard near Route 33 and would like to know how this area is being screened and was told the landscape architect will go into detail about it. Ms. Beahm asked for clarification for the ADA parking stalls. Mr. Ciliberto said it is understood that the Manalapan ordinance requires 20' stalls. Ms. Beahm wanted to speak about the applicant's exemption from installing sidewalk along Route 33. Ms. Beahm said we are all aware that the DOT does not require sidewalk, but again, she is going to recommend that the Board requires sidewalk along Route 33. Mr. Ciliberto said there a large amount of frontage for this property, about 1,500 feet of property. The applicant is only using the eastern section of this property. There is also a ditch crossing that we must pass behind the guide rail. Some of this sidewalk may be a bit complicated , and it is certainly costly for an affordable development. Ms. Beahm said all the residential development on Route 33 is affordable. Mr. Harvey said the sidewalk issue is mentioned in the cost generative section in the ordinance. It is 1,500' of sidewalk, with possible additional permitting that is needed. Ms. Beahm said she disagrees and stated that every other affordable housing project has provided sidewalk. Mr. Ciliberto asked if the sidewalk could be asphalt and Ms. Beahm said it needs to be 4' of concrete.

Mr. Cucchiaro asked for someone to restate the requested relief being sought tonight. Mr. Ciliberto said we need relief for the trash enclosure that is in the front yard area; di minus exceptions from the RSIS for the some roads that are not providing sidewalk on both sides of the road; the waiver for the ADA stall depth. Mr. Cucchiaro asked how many linear feet of sidewalk are there and Mr. Ciliberto said about 900'.

Mr. Brown asked about the mailboxes for the site. Mr. Ciliberto repeated that the mailbox will be by the community building and that the post office only wants one central location. Mr. Brown asked about the pick-up situation for the mailbox - where would they park? Mr. Ciliberto said it is such a small community and most people will walk to the box and he does not see the need for additional parking. Mr. Brown asked if there would be a sidewalk for the side entrance trash enclosure and Mr. Ciliberto said yes there would be.

Mr. Castronovo asked for the breakdown of bedrooms per unit. Mr. Ciliberto said there are 9 one bedroom units, 63 two bedroom units and 30 three bedroom units. Mr. Castronovo said there are 206 parking spaces which meet RSIS and he doesn't believe that is a sufficient amount of parking. Mr. Ciliberto said the RSIS is based on research of actual parking demands. All of the parking is a common lot, there are no garages for these units. Mr. Castronovo asked who is going to provide the shuttle to the park and ride? Mr. Ciliberto said the property owner will provide the service. Mr. Castronovo asked if there would be a cover over the mailbox area? Mr. Ciliberto said he doesn't believe it is.

Mr. Fisher asked for a rendering of the natural plants that were going to planted but understands that it could not be presented this evening. Mr. Ciliberto said we submitted a response letter to the Environmental Commission addressing all of their concerns. Mr. Fisher said he would also like to see sidewalk on Route 33. Mr. Harvey said the applicant is willing to provide the sidewalk on Route 33, subject to DOT approval.

Mr. Ginsberg asked about the one building that doesn't have a trash enclosure near it, he feels the middle building has a far walk for their garbage. Mr. Ciliberto said we need to put the trash enclosures in an area that the garbage truck can access. Mr. Ginsberg is not convinced this is sufficient parking. Mr. Ciliberto said other developments such as this one are working fine with the parking calculations determined by RSIS.

Mr. Jacobson asked about the applicant's response to the Environmental Commission and Mr. Ciliberto read out loud their answers to the memo that is uploaded to the google drive. Mr. Jacobson was interested to see if there would be several stops within the development for the shuttle. Mr. Ciliberto said this will have to be determined based on the needs of the development.

Chief Hogan appreciates that the applicant agrees to the recommendation of the Fire Bureau. Chief Hogan asked what is the approximate amount of a linear foot of sidewalk? Mr. Harvey said that applicant is going to provide the sidewalk, subject to the DOT approvals.

Chair Kwaak asked about the berm on Route 33. It will separate for the sign, correct? Mr. Ciliberto said the berm will go behind the sign, we will adjust the site triangles as needed. Chair Kwaak said she sees a concrete pad - is that for the generator? Mr. Ciliberto said it is our intention to put a generator in. She asked if the parking spots would be assigned per unit and Mr. Ciliberto said they will not be assigned.

Mr. Shorr said the parking could be improved by the next meeting and believes a designated spot could be helpful.

The Board took a ten minute break and returned at 9:25 p.m.

Mr. Cucchiaro swore in Karl Pehnke, Vice President with Langan Engineering and his area of expertise is Traffic Engineering. Mr. Pehnke shared the site plan on the screen. He prepared the Traffic Impact Study dated June 9, 2021 which was submitted with the application. We were able to collect traffic samplings before the pandemic. We have factored in general growth in the area projected by the Department of Transportation, as well as known developments that are coming to the area, including The Regency at Manalapan. The project will require a major access permit from the DOT and we are in the process of submitting that application. The driveway will operate at good levels of service and will meet DOT criteria, which would be a Level C. Our impact on the corridor are below State standards. We reviewed the comments on the CME letter. NJ DOT does not typically break the shoulder line at driveways, but we are prepared to include in the package a restriping plan of the existing shoulder, but in any event, we are subject to their requirements. The site would be defined as a parking lot and there is no specific requirement for sidewalks, it just requires that the parking lot meet the proper geometry of parking stalls of 9' x 18' and can accommodate the circulation of vehicles.

Mr. Pehnke spoke about the parking and the RSIS standards which were adopted over 24 years ago. They are the statewide standards for residential development. They were prepared with substantial research with regard to design requirements within residential developments and sufficient parking supply. Those parking standards are used by every county in the state, both suburban and urban communities. In terms of a multi family development with an open parking lot, this site will have quite a few vacant spaces available.



Mr. Cucchiaro swore in Andrea Hopkin, Landscape Architect for 25 years for many commercial and residential sites throughout the state. Ms. Hopkin shared the landscape plan with the Board. Along the Route 33 corridor there is a green belt which is 35' wide, along with landscaping. This will extend the length of our site. We using mostly native species of trees including red oak, evergreens, etc. We will also screen the trash enclosure including decorative grasses. In the rain garden area, it will be a vegetative bottom with wet tolerant vegetation up the side of the basin. We will provide a list of species and the amount of each type of vegetation. The lighting plan will be owned by the property owner. There will be ground lighting of the sign. We will comply with all of CME's comments in their review letter.

Mr. Cucchiaro swore in Robert Cogan, Architect for Barton Partners for 39 years and licensed in three states. Mr. Cogan shared the architectural plans on the screen. This is called four level architecture wherein all sides are detailed. There are pitched roofs and stone accents on the buildings. There is no common space inside - everyone has a front door. There is a courtyard entrance with six different entrances for the three story buildings. Mr. Cogan showed floor plans of the apartments. Mr. Cogan shared the rendering of the 1,700 sq ft community building, with an open air porch and management offices. There is a catering kitchen - no ovens, just a sink and refrigerator. It is not a clubhouse. It is for programed activities, meetings, classes, etc. There will be an emergency generator located near this building. It is to provide A/C and lighting in a couple of the key rooms just in the event of storms. Mr. Cogan said there are 102 apartment units, 101 being affordable.

Mr. Cucchiaro swore in Barbara Ehlen, Professional Planner and licensed in the State of New Jersey. Ms. Ehlen said one of the variances we are seeking is to permit one of the trash enclosures in the front yard area. We are seeking a C2 variance. The location was selected for ease of access for the residents as well as pick-up and positives outweigh the negatives. We are also seeking a waiver for the length of ADA stalls to be 9' x 18'.

Mr. Boccanfuso asked Mr. Pehnke about the parking requirements of the ITE standards and asked which code he used to come up with his calculation. Mr. Pehnke used the multi-family low rise and the calculation is calling for 160 parking spaces.

Ms. Beahm had a question for Ms. Hopkin about the bike rack. The bike rack and bench detail, and tot lot equipment are all provided in the site plans. Ms. Beahm asked Ms. Hopkin to coordinate with Ms. Spero the screening for the trash enclosure near the rain garden. Ms. Beahm asked about more detail about the sign. Ms. Hopkin said she would coordinate with Mr. Ciliberto and she believes there might be some uplighting on the sign.

Mr. Brown asked what is the difference between a green belt and a berm. Ms. Beahm said there are landscaping requirements along Route 33 and it is called the green belt and it is more for screening. Mr. Brown asked Mr. Cogan about the doors in the back having a covering. Mr. Cogan said there is an overhang. Mr. Brown asked if the community building is available for rent for parties? Mr. Cogan was unsure but Mr. Harvey said the room is not available for private use.

Mr. Ginsberg asked Mr. Pehnke about exiting the development being rated a Level C and wants to know why it can't be rated an A or B. Mr. Pehnke explained the rating system wherein A or B means little to no delay. The only way this project could obtain a Level A would mean adding an entire lane to Route 33 itself.

Mr. Castronovo asked if Level C based on riding on the shoulder? Mr. Penhke said DOT does not permit acceleration lanes. The gaps are caused by the level of flow itself, it not necessarily the traffic signal that causes that gap alone. Mr. Castronovo wanted to know what the trash enclosures are made out of and Mr. Ciliberto said they are masonry construction.

Mr. Fisher asked again why can't solar be provided, at least on the clubhouse? Mr. Cogan said solar panels on the clubhouse could be possible, but the pitch of the residential buildings would be tricky. The applicant will come back with an answer at Final. Mr. Fisher asked who would be taking care of the sidewalk and Ms. Beahm said it is the applicants responsibility. Mr. Fisher also suggested a bus stop with solar power.

Chair Kwaak asked about the lighting in the parking areas? Ms. Hopkin said yes there is lighting in the parking area and we can provide you with more information about put the lighting on timers at Final.

Mayor McNaboe asked about the deceleration lane and would appreciate that request in your submittal application. He asked about the HVAC system for the buildings. Mr. Cogan said there are condensing units on the ground. Mayor McNaboe wanted to see a drawing of the units on the site plan for Final.

Chairwoman Kwaak opened the floor to the public, seeing none public was closed.

Mr. Cucchiaro explained that tonight the applicant is seeking Preliminary approval. The applicant has also asked for the ancillary variance relief as well as di minus exception from the RSIS, design waiver for ADA space dimensions and subject to all of the conditions that have been placed on the record tonight.

A Motion was made by Mayor McNaboe for Preliminary approval along with the ancillary relief, including all the conditions that were placed on the record tonight and Seconded by Mr. Fisher.

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

Chairwoman Kwaak opened the floor for any non-agenda items. Seeing none, the public portion was closed.

Chair Kwaak reminded the Board that the next meeting is August 26, 2021, which will remain virtual.

Chief Hogan made a Motion to end the meeting at 10:48 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir  
Recording Secretary