

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8367

Planning Board Minutes

Virtual Meeting

December 9, 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, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steve Kastell, Brian Shorr

Absent from meeting: Alan Ginsberg, Daria D'Agostino

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

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer, and Jennifer Beahm, Professional Planner.

Minutes:

A Motion was made by Mr. Fisher, Seconded by Mr. Castronovo to approve the Minutes of October 14, 2021 as written.

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

No: None

Absent: Ginsberg, D'Agostino

Abstain: None

Not Eligible: None

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of October 28, 2021 as written.

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

Resolutions: PFM2031 ~ K. Hovnanian at Manalapan V, LLC,
"Pinebrook Crossing"
Final Major Site Plan
Wilson Avenue and Sobeckko Road
Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01

A Motion was made by Mr. Fisher, Seconded by Chief Hogan to approve the Resolution for Pinebrook Crossing as written.

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

**PFM1919 ~ The Evangelical Church of the
Assemblies of God
620 Craig Road ~ Block 25 / Lot 14
Amended Preliminary Major Site Plan
Final Major Site Plan**

A Motion was made by Mr. Castronovo Seconded by Mr. Fisher to approve the Resolution for The Evangelical Church of the Assemblies of God as written.

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

Application: PPM2104 ~ Stavola Asphalt Company
Manalapan Landing
Stavola Woodward Road-Office
Stavola Woodward Road-Retail

**Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Preliminary and Final Major Site Plan
Preliminary and Final Site Plan
*Carried from November 11, 2021***

Chairwoman Kwaak announced that PPM2104, Stavola Asphalt Company, have requested to be carried tonight to the January 13, 2022 Reorganization Meeting. Mr. Cucchiaro stated that the meeting will be virtual and the submitted materials will be available on the Township website at least ten days before the hearing date. There will be no further notice to property owners.

**Ordinance: Ordinance 2021-19
An Ordinance Amending the Code of the Township of
Manalapan to Adopt the Redevelopment Plan for the
Properties Known as the Gaitway Redevelopment
Area of Block 73 / Lots 1-8; Block 74 / Lots 6-10,
11.01 & 12 and Block 75 / Lots 1-8**

Mr. Cucchiaro reminded the Board that the Governing Body had adopted a Resolution earlier this year directing the Planning Board to undertake a preliminary investigation to determine whether the lots satisfied the statutory criteria to be determined an area in need of redevelopment. Ms. Beahm had put together a report and she made a presentation and the Board agreed with the recommendations in the report and recommended to the Governing Body that all of the lots satisfied the criteria. Therefore, the Governing Body, at its own public meeting, voted to declare those lots areas in need of redevelopment. After declaring the lots in need of redevelopment, the next step in the process is that a Redevelopment Plan is put together. Ms. Beahm has drafted the Redevelopment Plan and has been introduced by the Governing Body. The Redevelopment Plan is adopted by Ordinance and like any other zoning ordinance, it gets referred to the Planning Board between the first and second reading. The Redevelopment Plan establishes permitted uses and bulk standards for the area in need of redevelopment. The job of the Planning Board is to determine whether it is substantially consistent with the Master Plan. Ms. Beahm is going to review what is contained in her report and give us her opinion as to its consistency with the Master Plan. That is all the Planning Board is voting on tonight, whether it is substantially consistent with the Master Plan. There will be a public hearing before the Governing Body when they adopt it and members of the public will have their opportunity at that point to comment upon it, if they wish.

Ms. Beahm said the need study was performed for the area that is the eastbound side of Route 33 just west of Woodward Road. It doesn't include the corner which is the pharmacy, but it includes Marian Manor all the way up to, but not

including, the bowling alley and the properties immediately behind it. The plan has created bulk standards and requirements for that area, which was over 200 acres. It allows for light industrial, warehouse, distribution as well as a recreation component that is proposed as an ice rink. Anything off of Route 33 is going to be set back a minimum of 500' with all kinds of amenities in the front and a little less than 300' off of Woodward Road. No access is proposed off of Woodward Road and there is almost 97 acres of farmland preservation as well. In looking at the Master Plan, Ms. Beahm said this is consistent as that it furthers economic development of the Township by allowing additional activities suitable to the location and an environment that can generate employment opportunities and expand services available. Under Section 26, the Redevelopment Plan and the ordinance supporting it is consistent with the Township's Master Plan.

Chief Hogan asked Ms. Beahm to expand on the sports proposed – are we limited to just that sport? Ms. Beahm said the concept plan that she received refers to a skating center, but the plan as prepared talks about indoor recreation. We are not limited to skating, but that is what the concept plan envisions, but the plan allows for indoor recreation which would be more expansive than just skating. Chief Hogan asked Ms. Beahm if she had the language from the Master Plan stating the recreation in general. Ms. Beahm said the Redevelopment Plan as proposed has the indoor recreation. The reference to the Master Plan was more the economic development opportunity. The permitted use says indoor recreation centers, including ice skating hockey rink, subject to bulk standards that are consistent with the zoning district. We can add other items as a recommendation for the Governing Body that will ultimately have a public hearing on the Redevelopment Plan, but generally the indoor rec center in this particular area is anticipating ice sports. Mr. Cucchiaro said although they may be anticipating that, other sports will also be considered. Ms. Beahm agreed with Mr. Cucchiaro's breakdown.

Mr. Castronovo asked about one of the proposed uses, a warehouse distribution center. Do we have to word it so it doesn't become an Amazon-type facility? Ms. Beahm said there was a formal determination on what a warehouse facility or a distribution center which was formally heard before the Zoning Board based upon a prior application that came before the Planning Board. It doesn't allow for fulfillment centers. Mr. Cucchiaro referred to the Countryside Developers application for a warehouse which the Planning Board denied and is currently in court. Part of that was a side track where the Zoning Board offered its interpretation of what a distribution center was, what a warehouse was and what a fulfillment center was. The fact that the word 'warehouse' is in there, precludes a fulfillment center based upon the Zoning Board's interpretation which binds the Planning Board and the Governing Body.

Mr. Brown asked about the shipping container storage wording. What zone would permit that accessory use? Ms. Beahm said it is permitted in the SED zone. Ms. Beahm said that is why these facilities have extra parking spaces to store the trailers. Mr. Cucchiaro said we allow outdoor storage under certain circumstances. Mr. Brown would like to see a restriction on the amount of storage containers. Ms. Beahm said this comment should be directed to the Governing Body to address.

Mr. Kastell asked for confirmation that some of the abandoned farm lots are included in the Redevelopment Plan. Ms. Beahm said yes it does. Mr. Kastell asked about the traffic on Woodward Road. Ms. Beahm said there is no access at all allowed onto Woodward Road. There will be access across from Sawgrass, there is going to be a light there. Ms. Beahm said it is her understanding that the proposed developer has been in conversations with the DOT to eliminate that light that is just a turnaround, and have a full access light at Sawgrass.

Chairwoman Kwaak opened the floor to the public, but seeing none, the public portion was closed. The public can go to the meeting with the Governing Body if they have any comments.

A Motion was made by Mr. Brown, Seconded by Mr. Fisher that Ordinance 2021-19 is substantially consistent with the Master Plan, including the language regarding shipping storage containers.

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

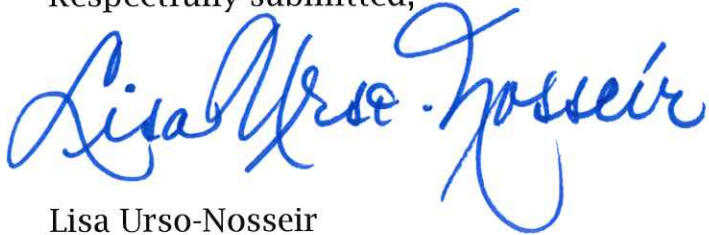
Chairwoman Kwaak opened the floor for any non-agenda items. Seeing none, the public portion was closed.

Mayor McNaboe stated there are many applications that need to be heard in the New Year. He thanked the professionals and the Board for their work throughout the year and wished everyone Happy Holidays.

Chair Kwaak reminded the Board that the Planning Board Reorganization Meeting is January 13, 2022, which will remain virtual.

Chief Hogan made a Motion to end the meeting at 8:05 pm and it was agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink, reading "Lisa Urso-Nosseir". The signature is written in a cursive style with a large, looping initial "L".

Lisa Urso-Nosseir
Recording Secretary