

Township of Manalapan

Department of Planning & Zoning

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Manalapan, NJ 07726

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Planning Board Minutes

Virtual Reorganization and Public Meeting

January 13, 2022

The meeting was called to order by Acting Recording Secretary Lisa Nosseir with the reading of the Open Public Meetings Act and the TV Disclosure Statement at 7:31 p.m., followed with a salute to the flag.

Mayor Susan Cohen then administered the Oaths of Office of Chief Hogan, Mr. Ginsberg, Mr. Kastell and Mr. Shorr. After the members were sworn in, Ms. Nosseir continued with Roll Call of the members.

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

Absent: All Present

Ms. Nosseir read the Resolution allowing the Planning Board to have a virtual Executive Session via an HD Office Suites break-out room. A Motion to go into Executive Session was made by Chief Hogan, Seconded by Mr. Fisher and agreed to by all.

Ms. Nosseir announced that the Board returned from the virtual break-out room Executive Session and rejoined the main meeting at 8:06 pm. Ms. Nosseir read the roll call once all the Board members returned to the main meeting.

Ms. Nosseir requested a nomination for Chairperson.

NOMINATIONS FOR CHAIRPERSON – Mr. Fisher offered a nomination for Kathryn Kwaak to be Chair. The Motion was made by Ms. D’Agostino, and Seconded by Mr. Fisher. All were in favor. Chairwoman Kwaak then presided over the meeting and called for a Motion for Secretary.

NOMINATIONS FOR SECRETARY – A nomination was offered by Mr. Jacobson for Ms. D’Agostino to be Secretary. The Motion was made by Chief Hogan, and Seconded by Mr. Castronovo. The Resolution was adopted by unanimous vote. None were opposed.

NOMINATIONS FOR VICE CHAIRPERSON – A nomination was offered by Mr. Castronovo for Mr. Brown to be Vice Chair. A Motion was made by Chief Hogan, and Seconded by Mr. Fisher. The Resolution was adopted by unanimous vote. None were opposed.

RECORDING SECRETARY – A nomination was offered by Chairwoman Kwaak for Ms. Nosseir to be Recording Secretary. A Motion was made by Mr. Fisher and Seconded by Ms. D’Agostino. The Resolution was adopted by unanimous vote. None were opposed.

2022 MEETING SCHEDULE – The Planning Board meetings will be held on the second and fourth Thursday of the month. There will be one meeting for the month of November, scheduled for November 10, 2022. A Motion was offered by Mr. Castronovo, and Seconded by Mr. Brown to accept the meeting schedule for 2022. All voted in favor. None were opposed.

ADMINISTRATIVE OFFICER – A nomination was offered by Chairwoman Kwaak nominating Nancy DeFalco as Administrative Officer. A Motion was made by Mr. Fisher, and Seconded by Mr. Brown. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ATTORNEY – A Motion was offered by Mr. Fisher, and Seconded by Mr. Castronovo nominating Ronald Cucchiaro, Esq. of Weiner Law Group, LLP as Board Attorney. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ENGINEER – A Motion was offered by Mr. Fisher, and Seconded by Chief Hogan nominating CME Associates, Brian Boccanfuso, P.E., as Board Engineer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD PLANNER – A Motion was offered by Mr. Fisher, and Seconded by Mr. Castronovo nominating Leon S. Avakian, Inc., Jennifer Beahm as Board

Planner. The Resolution was adopted by unanimous vote. None were opposed.

Mr. Cucchiaro sworn in Brian Boccanfuso, Professional Engineer of CME Associates and Jennifer Beahm, Professional Planner, Leon S. Avakian, Inc.

Chairwoman Kwaak stated for the record that the designated newspaper for the 2022 Manalapan Township Planning Board is The Asbury Park Press.

MINUTES:

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of December 9, 2021 as written.

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

RESOLUTION: **PFM2060~JG2 Manalapan Residential Development
Franklin Lane ~ Block 7 / Lots 14.03 & 5.01
Preliminary and Final Major Site Plan**

Mr. Cucchiaro stated although the applicant has reviewed and agrees with the language in the Resolution, the Board has not had the opportunity to review the Resolution thoroughly. Therefore, the memorialization of this Resolution will be carried to the January 27, 2022 Planning Board meeting.

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 December 9, 2021**

Mr. Cucchiaro stated that the applicant asked to be carried to the February 10, 2022 meeting. It will be a virtual meeting and information on how to access the meeting, as well as view the submitted materials, are all available on the Township's website. There will no further notice to property owners.

PUBLIC PORTION:

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing no comments, this portion of the meeting was closed.

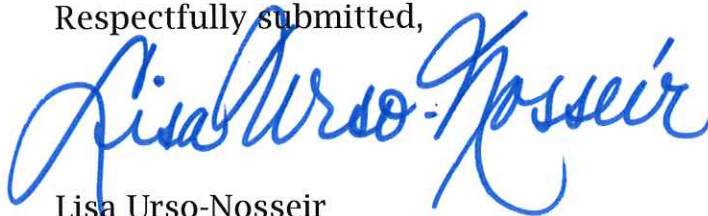
CORRESPONDENCE:

Chairwoman Kwaak pointed out that the future tentative applications are listed on the Agenda. They will be put on the Agenda accordingly and the next virtual meeting will be January 27, 2022 at 7:30 pm. Ms. Nosseir said she would email the address list and 2022 meeting schedule to the Board members.

ADJOURNMENT:

A Motion was offered by Chief Hogan to adjourn the meeting at 8:25. All were in favor and none were opposed.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary

A RECORDED CD OR DVD OF THE MEETING IS AVAILABLE FOR PURCHASE BY CONTACTING THE PLANNING BOARD OFFICE.