

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

**Planning Board Minutes**  
**May 26, 2022**

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:31 p.m., followed by the salute to the flag.

**Roll Call:** Daria D'Agostino, Secretary

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

Absent from meeting: Richard Hogan, John Castronovo

Also present: Ronald D. Cucchiaro, Planning Board Attorney  
Brian Boccanfuso, Planning Board Engineer  
Janice Moench, Zoning Board Secretary  
Celia Hecht, Acting Recording Secretary

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer.

**Minutes:**

A Motion was made by Barry Fisher, Seconded by Todd Brown to approve the Minutes of April 28, 2022 as written.

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

**Resolution:** PMS2132 ~ **Yeshiva Tiferes Naftoli Torah Institute If Central New Jersey, Inc. Advisors NJ 364 Union Hill Road ~ Block 3.03 / Lot 8.01 Minor Site Plan**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for PMS2132 for a Minor Site Plan

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

**Application:** PMS1909~**Elton Point Partnership Route 537 ~ Block 84.01/ Lot 9.03 Primary Major Subdivision**  
**Carried to June 9, 2022-** no further notice to property owners is necessary

**Application:**                   **PCR2225~Manalapan-Englishtown Regional School  
District  
Pine Brook Elementary School  
155 Pease Road ~ Block 14 / Lots 2.03  
Capital Review-----**

For a Capital Review no approval or denial is needed, as per Board Attorney.

William Hopkins -Architect is sworn in  
They want to build a handicap ramp from the rear parking lot adjacent to  
the fields, to the fields.

Stephen Schreyer- Architect is sworn in  
It will be a New Jersey ADA compliant ramp, made of concrete with metal  
hand rails. There is already a depressed curb at that spot.

Brian Boccanfuso: Will it comply with all New Jersey ADA regulations. Will it  
be depressed at curb edge and flush at end.

William Hopkins: Yes

Barry Fisher: Is there going to be a red raised mat at the end?

William Hopkins: No that is not necessary.

Kathy Kwak: At the bottom of the ramp, is it going to be pitched for drainage?  
Ted Hopkins: It is designed with that in mind.

Barry Fisher: Is there handicap parking near the ramp?

William Hopkins: No. Handicap parking is in the front lot, it can be easily  
modified for that.

A Motion was made by Mr. Fisher, to include all ADA recommendations,  
seconded by Ms. D'Agostino to approve Application PCR2225 Capital Review

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

Chairwoman Kwaak opened the floor to the public for questions or comments.  
Seeing none, the public section was closed. The next meeting is June 9, 2022.

Ms. D'Agostino made a Motion to end the meeting at 7:50pm and it was agreed to  
by all.

Respectfully submitted,

Celia Hecht  
Recording Secretary