

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

Planning Board Minutes

June 9, 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, Richard Hogan, John Castronovo

Absent from meeting: All present

Also present: Lewis Karp Esq., Planning Board Attorney
Brian Boccanfuso, Planning Board Engineer
Christine Bell, Planning Board Planner
Janice Moench, Zoning Board Secretary
Celia Hecht, Acting Recording Secretary

Mr. Karp swore in Brian Boccanfuso, Professional Engineer and Christine Bell, Professional Planner.

Minutes:

A Motion was made by Barry Fisher, Seconded by Daria D'Agostino to approve the Minutes of May 26, 2022 as written.

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

Resolution: PCR2225~Manalapan-Englishtown School
Pine Brook Elementary School
155 Pease Road~Block 14/ Lot 2.03
Capital Review

A Motion was made by Mr. Fisher, Seconded by Mr. Ginsberg to approve the Resolution for PCR2225 Capital Review

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

Application: PMS1909~Elton Point Partnership
Route 537 ~ Block 84.01/ Lot 9.03
Preliminary Major Subdivision

John Ploskonka ~Engineer Concept Engineering is sworn in. He made revisions to the plans. It's a RAG4 Zone. Four homes will be on County Route 537 and one home will be on Shira Lane. He visited the homes of the five residents, who were on the April 24, 2022 Zoom meeting, and addressed their concerns. There will be HOA to take care of maintenance issues. One variance will be needed for lot three. Their square footage is short 3,508 square feet. It is 16,492 square feet instead of 20,000 feet. A second variance is needed for the retaining wall for the adjoining driveway for lots 1 and 2. There are no sidewalks in the area, but they can put them in or they can put money in the capital fund for them to install at a later date. There will be a four foot vinyl fence in the area including Shira Lane. The cemetery will be preserved with a fenced area.

Peter Licata, attorney for Elton Point Partnership addresses concerns about arsenic in the soil.

John Ploskonka stated he spoke with the EIS and Matt Letterwood, and there were no concerns about any sort of vapors. The neighbors were happy that single family homes were going in, not and industrial use.

Christine Bell asked if it is possible to design the subdivision with no variances?

John Ploskonka answered it's possible but with the variances, it is a better use of the land.

Brian Boccanfuso stated that the county has a roadway improvement for Route 537.

John Ploskonka spoke with Robert Strinwolf. The County will realign the roadway, and there will be a light by the old Johnny B's Diner. It is under County jurisdiction. We will work with the County on what we have to do.

Brian Boccanfuso stated that the retaining wall has been realigned and redesigned . It's a combination of height and setbacks, what would be conforming. The property slopes off and there are certain restraints with regards to wetlands. The DEP will allow it. Any other plans will have more of an environmental disturbance.

Bhaskar Halari, Engineer from Concept Engineering is sworn in. Without the variance, the retaining wall will not conform to the DEP qualifications. There will be storm water management.

Questions from the Board

Jack McNaboe and if the retaining wall is 7 feet, what will I see going down Route 537?

Bhaskar Halari said the wall will start at 1 foot, and will gradually go up to 7 feet. There will be plantings along the wall. You will not see the wall.

Jack McNaboe asked how is getting a truck into lot #2?

Bashkar Halari~The joint driveway is 30 feet wide, and 24 feet wide is each individual homes driveway. This is wide enough for tractor trailers. We can improve the turn around on lot 2.

Jack McNaboe asked who owns the storm water basin?

John Ploskonka~The HOA owns and maintains the basins, fence. Obligations of the HOA will be in the Declaration of Covenants Restrictions.

Jack McNaboe~Will future residents be aware that Case Tractors, a commercial property, be in their mists?

Peter Licata said it will be disclosed.

Chairwoman Kwaak asked where is the turn around for lot 1?

Bhaskar Halari said you have room behind the garage, there is a 24 feet wide

driveway to turn around. Plus the joint driveway is 30 feet wide, more than sufficient to turn around.

Chairwoman Kwaak said are we going to know what the houses look like? Where are the garages located?

John Ploskonka said all the homes will have side entry garages.

Chairwoman Kwaak asked about the stream behind the property and what are you going to do about flooding?

John Ploskonka~It will be part of the storm water management.

Chairwoman Kwaak asked what will the material of the retaining wall look like?

Bhaskar Halari said it will be Allen block and landscaping moss.

Barry Jacobson~Since it is a shared driveway, who is responsible for clearing the driveway, the HOA or the individuals?

Peter Licata said there will be an Easement Agreement between the two neighbors.

Barry Jacobson~I know that Johnny B's has been approved for rebuilding, with the county installing a crosswalk, I think it will be wise to install sidewalks.

Barry Fisher~Will the joint driveway have signs on one side of it for no parking, and will the HOA be responsible for the shrubs?

John Ploskanka~If you want we will put the signs, and the HOA will be responsible for the shrubs.

Steve Kastell~How will the HOA work? Will there be a fair allocation?

Peter Licatta said it will be disclosed. The association will have lien power.

McKenley Mertz~Professional Planner, Red Bank, NJ, is sworn in and her credentials are accepted by the board. She reviewed and studied all applications and visited the site and the neighborhood. Lot 3 has ample space for a four bedroom home, and a useable backyard. The relief is not based on hardship. No one is being crowded. No other lots will be diminished.

Christine Bell~not under C-1, but C-2 applicant is creating the variances, where only the developer will be the benefactor of the variances. It will be better to have a four home development with no variances.

McKenley Mertz~The benefits to the community is that we are conforming to the requirements of your master plan. We are protecting the environment.

Chairman Kwaak asked if the conservation easement be marked with permanent markers?

Bhaskar Halari said yes, and there will be a fence around it.

Chief Hogan stated he is in agreement with the plaintiff's planner. There should be sidewalks with crosswalks. I am not in favor of signs on private property.

Barry Fisher~I remove my request for the signs.

All board members agree with Chief Hogan.

Bhaskar Halari~There will be sidewalks on the lot on Shira Lane and down Rt. 537, even through Case's property, if he gives permission.

A Motion is made by Daria D'Agostino and Seconded by Alan Ginsberg to give Preliminary Approval to Application PMS1909 with board stipulations for a Major Subdivision.

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

Chairwoman Kwaak opened the floor to the public for questions or comments. Seeing none, the public section was closed. The next meeting is June 23, 2022.

Ms. D'Agostino made a Motion to end the meeting at 9:06 and it was agreed to by all.

Respectfully submitted,

Celia Hecht
Recording Secretary