

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

Planning Board Minutes

September 22, 2022

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, Steve Kastell, Brian Shorr

Absent from meeting: Daria D'Agostino, Richard Hogan

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. Brown, Seconded by Mr. Fisher to approve the Minutes of September 8, 2022 as written.

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

Resolutions: PMS2061A ~ Anthony Mazzei
314 Tennent ~ Block 19/ Lot 40.01
Preliminary Major Subdivision

Mr. Cucchiaro announced that the applicant has requested additional time to review the resolution. The resolution for PMS2061A - 314 Tennent Road, will be carried to the Planning Board Meeting of October 13, 2022.

PPM2104 ~ Stavola Asphalt Company
Stavola Woodward Road - Medical Office
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Bifurcated Preliminary and Final Major Site Plan

Mr. Cucchiaro announced that the applicant has requested additional time to review the resolution. The resolution for PPM2104-Stavola Asphalt Company will be carried to the Planning Board Meeting of October 13, 2022.

Applications: PMS2223 ~ Veolia Water New Jersey, Inc.
103 Wilson Avenue ~ Block 47 / Lot 46.04
Preliminary and Final Major Site Plan

Robert Shea, Esq. represented the applicant this evening. Mr. Shea stated he has two witnesses tonight to present this matter. The proposal is for a Preliminary and Final Major Site Plan to demolish and reconstruct a 75,000 gallon clean well water tank, including platform, pump systems and accompanying piping on the site. The site itself is 9.38 acres and is currently utilized by Veolia for many years with the associated improvements located in the R40/20 zone. There is no variance relief whatsoever.

Mr. Cucchiaro swore in James Mastrokalos, Director of Veolia Water New Jersey, which is formally known as Suez Water. Veolia Water operates a regional water supply in Manalapan. They are a partner with Manalapan Township to supply water to the southern franchise of Manalapan. Manalapan is broken into two different franchises. The northern section is supplied by Gordons Corner Water Company, the southern section is supplied by Veolia. The application is for a regional supply for Gordons Corner and Manalapan Township. It is the majority of the water that is supplied to the southern franchise and part of this application is that the clear well, which is a tank used to hold pre-treated water, has gotten to its useful end of its life and we need to replace it. We feel that we are a very valued partner with Manalapan and we have a good working relationship and we look to serve the community for as long as we can. Our current contract with Manalapan is a 20 year contract, a public partnership contract, and we have about 15 years left to serve on that contract.

Mr. Shea pre-marked and distributed five exhibits to the Board.

Mr. Cucchiaro swore in Brian Dougherty, Professional Engineer for 26 years with Kiely Engineering and Director of Water Resources Engineering. Mr. Dougherty explained that the Matchaponix Water Treatment Plant is located at Block 47 Lot 46.04. This is a surface water treatment plant that provides wholesale water to five other water systems in the area, four of which provide water service to residents of Manalapan Township, those being Gordons Corner Water Company, Knob Hill, Millhurst and Manalapan Township Tracy Station. The plant treats water from the Matchaponix Brook which is supplemented with two aqua-storage recovery wells that are located on site and employs a convention water treatment system for surface water. The project includes the replacement of the plants clear well tank. The function of that clear well is to receive finished water from the water treatment system. It is stored there and then transferred using low lift pumps from the clear well into the site, 3 million gallon finished water storage tank. High service pumps are then pumped from this 3 million gallon tank and feeds the water into the system. The existing tank is a 75,000 gallon tank, approximately 32' in diameter and 13' high. The coating system that protects the steel on the existing tank has broken down and there is active corrosion and attempts to try to repair it have been difficult. Veolia has decided that the tank is essentially reached the end of its service life.

Mr. Dougherty said we are proposing to replace the tank, in addition to three low lift pumps that are mounted on a platform above the clear well and that will transfer the water from the clear well into the 3 million gallon tank. The platform sits approximately 14' up in the area, and then pumps on top of that extend another 7' or so. He referred to Exhibit A5 which provides a photo of the area. Exhibit A1 is an aerial site plan, Exhibit A2 is an overall Final site plan, Exhibit A3 and A4 provide details on the proposed clear well tank itself and a roof plan showing the general layout and sections of the tank to give an appreciation for the size and capacity of the tank.

The proposed clear well tank will be a pre-cast, post tension concrete tank. The tank will have a size of 43'8" and have a total useable capacity of 150,000 gallons which is a considerable improvement from the existing tank. The tank is recessed 3' into the ground and that is how we are able to provide additional capacity. The roof will be 11' above the surrounding grades. There will be no service interruptions during the demolition.

Mr. Boccanfuso said there were a number of straight forward comments relative to additional grading in his report. Mr. Boccanfuso asked Mr. Dougherty if he has any issues with the requests and recommendations and can you confirm that they will be addressed during Resolution Compliance if there is an approval? Mr. Dougherty said he reviewed the comments from CME and he has no technical issue with any of them and can confirm that they will be addressed in Resolution

Compliance. Mr. Boccanfuso asked him to compare the height of the proposed tank vs the existing tank. Mr. Dougherty said the existing tank is 13' and the pumps that are mounted are on a platform that is 14' above grade, and then you have the pumps themselves which extend approximately 7' above that level for a total height of 21'. The proposal for the new tank will be 11', and then with the other accessories and pumps, add another 7' for a total of 18', therefore it is lower. Mr. Boccanfuso asked if this is screened by existing vegetation. Mr. Dougherty said it is well screened and the nearest property is approximately 280' away from the area we are going to be working in. Mr. Dougherty said the tank will be removed, as well as a small retaining wall, and the entire area will be re-graded and seeded and mulched. Mr. Boccanfuso said the Environmental Commission asked if the area could be restored with native plantings/wild flower mix. Mr. Dougherty said we intend to bring this proposal forward.

Mr. McNaboe asked for confirmation that this is a secured facility and fully fenced and during construction there will be safe guards put into place? Mr. Dougherty said the front gate is always closed and any construction vehicles must gain access from the main office to get into the site.

Chairwoman Kwaak said in CME's report from September 12, 2022 there is reference to an approval we gave back in 2017 with regard to a trailer that was supposed to be temporary. Mr. Shea said we just filed an application yesterday for an Extension of that trailer for an additional five years. Chairwoman Kwaak noted tractor trailers in the photo exhibit and asked if they were remaining. Mr. Dougherty said one trailer houses a portable back up generator which hasn't been in use and that will be removed.

Mr. Castronovo asked if the precast concrete is going to be lined, or is it waterproof? Mr. Dougherty said it will be waterproof, there is no actual lining that goes inside of it.

Mr. Kastell asked if the houses close to the facility will experience noise issues? Mr. Dougherty said the majority of the work will be typical excavation equipment for the most part. The demolition will have some noise done during normal working hours during the day.

Chairwoman Kwaak opened the floor to the public for any comments or questions regarding this application. Seeing none, she closed public.

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve application PMS2223~Veolia Water of New Jersey.

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

**PPM2043 ~ Woodward Estates, Inc.
Millhurst Road ~ Block 67 / Lots 22, 25, 32, 35.02
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan**

Kenneth Pape, Esq. of Heilbrunn, Pape represented the applicant this evening. He explained that this application was carried from September 8, 2022. We will have our architect testify this evening.

Louis Zuegner, Engineer for the project, continued with his testimony. He had revised exhibits to present to the Board. Exhibit A8, Senior Affordable Housing Exhibit dated September 22, 2022. It is an updated version of what was presented previously. We have included the generator in this rendering. We will include sidewalk along Millhurst Road. There will be additional fire hydrants throughout both parts of the site. Fencing will be vinyl, no wood fencing in the area. We will add supplemental landscaping incorporated into the plans. The landscaping must provide a 20' buffer around the site. We committed to irrigation at the entrances presented during the last meeting. We agree to comply with the comments and recommendations of the Board's professionals. There will be no idling signs throughout the site as directed by the Environmental Commission. We made the commitment that there would be E.V. conduits installed at the senior building that would be pre-wired to handle the sufficient charging of the cars in all of the garages.

Mr. Pape said a portion of the townhouse design has a retaining wall in the rear yard. The retaining wall would qualify as a structure. We can still do the 20' landscaping with the retaining wall; some above and some below the wall. Ms. Beahm confirmed that the wall is indeed a structure. Mr. Cucchiaro stated that the applicant is asking for a variance and with the superior design argument, it would be a C2 flexible variance - that's what is being requested. Ms. Beahm asked that an evergreen hedge is going to be along the parking, but it looks like trees, as opposed to an actual hedge. Mr. Zuegner said we have both trees and hedges, this was added to the original plan. The retaining wall is behind Buildings E, C and A at the bottom of this plan - you can see the walls. We can actually build this wall and move it out of the 20', but that would make the landscaping all below the wall. When we talked to the professionals about this and asked them whether it was a structure or not, we think the best design is where the wall is, so you would have some landscaping above and below it and it makes for a better buffer.

Mr. Zuegner prepared Wetlands Permitting Exhibit A9, which was presented to the Board dated September 22, 2022. This identifies where we are permitting and averaging the buffers and transitions area of the wetlands. We are up against the buffer, which is permitted, in order to fit them in. While there are plenty of uplands areas on this overall property, the townhouses doesn't really have room to expand on it's own, it's up against those limits.

Ms. Beahm stated that she agrees that having landscaping above and below the wall is a better alternative than shifting the wall. They can comply, but I think this is a better design.

Mr. Boccanfuso concurs with Ms. Beahm, but although relief is necessary, the design with the relief is superior to a compliant design. He had a meeting earlier today with the applicant to discuss this very matter. Ms. Spero was in agreement that a retaining wall with landscaping above and below is preferential from a buffering and screening standpoint and he doesn't take any exception if the Board is inclined to grant the relief. The bulk of the engineering items from CME's report were addressed at the last hearing. The one open ended item that needs to be discussed pertains to the sewer connection. The proposal for sewer service for the senior affordable housing building is proposed to extend up along Millhurst Road, across Woodward Road and through an easement to an existing sanitary sewer manhole within the Sterling Court ROW in the Battleground community. He has had some conversations with WMUA relative to how we got to this point and the alternatives that were considered. Basically the WMUA told Mr. Boccanfuso that they did not specifically object to what is being proposed, but it was still an open ended item. The only possibly alternative was crossing the wetlands. He asked Mr. Zuegner to touch upon this alternative.

Mr. Zuegner said first off we had looked at a number of different options, and the design to run the force main instead of down the road, over to the townhouse community. We can't make the senior building gravity based on the area elevations. Crossing the wetlands would be a total of 2,600'. Mr. Boccanfuso said certainly this would be subject to NJ DEP approvals because you have to cross wetlands as well as probably a riparian zone, perhaps even a flood hazard area. If you couldn't get permits from the DEP, this obviously won't work. Mr. Zuegner said he is willing to explore this option and hopefully obtain the necessary permits for the senior building.

Mr. McNaboe asked about the deceleration lane. Mr. Pape said he would explore with the County adding that option. Mr. McNaboe said the applicant should align the sidewalk installation with the County's plans. Mr. McNaboe asked about a barrier to the Yorktown Club and what is going to stop young pedestrians from just crossing the street and entering private property. Mr. Pape said he has been in contact with Yorktown Club to ask what their requirements were. They have not

given him a final direction. The applicant is prepared to place the fence, but there is land that is being dedicated to them that create a substantial separation between our community and them. Mr. Zuegner said there is additional land being dedicated to the Yorktown Club, both behind their building and then separating them from our entrance drive. Behind the building it is over 60' and then towards the driveway is about 21'. In that 21' straddling that new property line is about 45' of existing woods that would remain. All of that is definitely a benefit, but we have not ruled out a fence. Mr. Pape said we would offer a fence, if that is what is requested by Yorktown Club and probably the best time to decide if the fence should be installed is when the clearing in that area takes place and everyone can make the observation.

Mr. McNaboe asked if the senior building is able to be viewed from Millhurst Road when the leaves are down? Mr. Zuegner said the building is 800' back from the road and is all wooded, other than the driveway itself. The best answer he can give you is that in the winter, there might be some obscured view of the building, but not in the summer.

Chairwoman Kwaak concurs with the sewer, but other than that all of her questions have been answered.

Mr. Jacobson also concurs about the sewer being the first choice.

Mr. Brown asked between Building G and the townhome community, there is a sliver of wetlands that goes right up against the sport court. Would a permit allow this area to be a walkway to get to the sport court? In addition, an access way to that sport court from the road, instead of having to go behind all the townhomes and back around. Mr. Zuegner said Mr. Boccanfuso had raised that and we did look into that. It would qualify one of the general permits. It's really a ditch, not a wetland in that section, and it can be filled and we will do that. We can do a sidewalk also so you don't have to go all the way around. Mr. Zuegner said we could have both walkways, but we are open to eliminating the other one, we wouldn't need both.

Mr. Cucchiaro swore in Laurence Appel, Principal of Appel Design Group Architects. He is civil engineer and architect and licensed in New Jersey since 1992. Mr. Appel displayed Exhibit A10, the architectural plans and A11, a color rendering of the senior apartments dated April 14, 2022. The artist rendering of the townhouse buildings, also dated April 14, 2022 is Exhibit A12. Mr. Appel worked with the design team on site, landscape, traffic, etc. to provide an interesting building that works well on the site. The senior building is a three-story elevator service building. All 55 units are affordable and it is a full sprinklered building. The 130 townhouses are 20 buildings, two stories high. We have chosen a traditional vibe, including common traditional vernacular architecture and residential design elements that works well with the building

geometry. We designed the facades at both the senior building and townhouse to avoid any long, monotonous elevations and have created breaks for both horizontal and vertical planes.

Mr. Appel explained that there is an open portico on the townhouse, which generated a need for relief. In discussion with the team and the developer and the Board professionals, rather than take the easy way out and just omit it, we believe that there are good benefits to including this. It provides design interest at the ends of the townhouse units. It's both appearance, as well as a covered entry and they are both beneficial. We are asking for relief for the porticos. Mr. Appel continued and said both portions of the project both have complimentary materials. The primary façade materials are all indicated on the architectural drawings as well as reflected in the color renderings. These renderings show the colors that are proposed, as well as the materials that we are using. We have chosen a warm, rustic color, red-orange brick, neutral beige siding and white trim. There is a darker roof and black shutters.

Mr. Appel said some of the townhouse units have basements, but due to ground water, some will not. Therefore at the rear, decks are typically provided where there will be basements. Where we have the slabs, we would be proposing patios. All of the units in the senior building will have balconies. We believe that was important for articulation of the facades. Testimony was already provided about E.V. charging, both at the townhouse buildings and the senior buildings. One of the items that we are designing into the roof structure at the senior building is that the roof will be designed for future solar panels. It can carry additional weight and they will be provided with conduit and preparations to make those future changes easily accommodated.

Mr. Appel said all of the buildings all have internal washer and dryers, there is no common laundry rooms needed. The senior building also includes some common amenities, such as a community room, a yoga room and fitness room. Some of the spaces might be used in a different manner, but they will be used for the common good based on the needs of the residents. There are some outdoor amenities spaces as well. There is a trash room that is in the senior building. Each of the floors of the building will have a trash room with the shoot discharging into a compactor. The compactor is located on the ground floor. This really is the gold standard for how these buildings should be done. You don't have to carry trash down elevators and things like that. It is done in a sanitary way and eliminates odors and reduces the volume of trash. We use small roll out containers that will be connected to the compactor. When one of the containers is full, it is moved out of the compactor and another one is put right next to it. These containers are then brought out by the superintendent. There will be bins for recycling for the hauler to collect.

Mr. Appel said the generator was included to power the sewer ejector pump system. The developer feels that having a generator here will be both for convenience as well as an amenity for the residents. We don't believe we will be adding the elevator emergency lighting. Mr. Pape added that the senior building will have private trash hauling, the municipality will not be providing that service. Mr. Boccanfuso asked that the common area rooms will always be used for some sort of recreational type use for the residents? Mr. Appel said that is his understanding and it will be for the benefit of the residents.

Mr. McNaboe asked Mr. Appel to go over the items that will be covered by the generator. Mr. Appel said the lights in the elevators will not be on generator. We would look at all of these when we get into construction. Mr. Pape said we had discussed that all of the final answer about construction related items, such as that one, will be to the Town's satisfaction. Mr. McNaboe said on a 55+ building that is three stories high, the elevator will certainly help. Mr. Pape said the elevator will be on generator. Mr. McNaboe asked for confirmation that a superintendent will always be living on site and Mr. Pape and Mr. Appel confirmed that.

Chairwoman Kwaak said she would like to see more of the building attached to the generator. She asked if the front doors will be open 24/7, or locked? Mr. Appel said typically most of the buildings we do now are locked and secured and if they are electronic locks, we will have that hooked up to the generator.

Mr. Jacobson agrees the generator is a good idea in a building like this. Mr. Brown was happy to hear that the elevator will be connected to the generator. Mr. Brown asked what are the size of the patios? Mr. Appel said typically they are 10 x 10. Ms. Beahm said you are calculating that area into your coverage which goes into your drainage. Mr. Brown asked if generators would be permitted in the back patio area? Mr. Pape said we could put it in the special conditions of the HOA documents. Mr. Cucchiaro said that might be a multi-tiered question, because one, it would be in the HOA documents, but two, he doesn't know if there isn't a municipal requirement that it be a certain amount of feet from a fence, so there may be some municipal standard. Mr. Pape said he is fairly certain that there is and it requires a building permit from the Township and it would require clearance from the HOA. Mr. Pape will put language in the HOA documents that sets up a procedure for making that application before it goes to the Township. Mr. Brown said so generators would be permitted while adhering to all building code requirements, such as location. Mr. Brown said people will most likely want to expand their patios. What will stop them from maxing out to the back property line? Mr. Appel said he has confirmed with the site engineer that the ground patios will be 10' x 10' and where there are decks, they will be 8' x 10'. Ms. Beahm said are you going to limit it in the HOA documents? Mr. Pape said he will have the answer once he speaks to his client.

Mr. Fisher said he was glad the elevator was going to be backed up by the generator. He asked if solar could be put on the building? Mr. Appel said unfortunately the way these systems are put together on these buildings is that when you have emergency power, and as soon as you put a generator on for something other than convenience, but if it is part of a life safety, all of sudden it changes everything and you have response time. Ms. Beahm said the question was is solar available? Mr. Appel said the solar is available, but not for anything emergency related. Ms. Beahm said is there an availability for solar? Mr. Pape said the building will be designed to handle it, but there is no solar that is being offered.

Mr. Castronovo asked if the common areas are located centrally? Mr. Appel referred to his architectural exhibit that all of the common area is located on the ground floor, around the lobby. It will be the community room, the small deck in the back, the yoga room, the fitness room and an office/mailroom and package room as well. Mr. Castronovo asked how many elevators there are and where are they located. Mr. Appel said they are centrally located and there are three exit stairs at the end caps and one at the center. Mr. Appel said it will likely be two elevator cabs. Mr. Castronovo asked how many trash shoots there are and where they will be located? Mr. Appel said there will be one located in the trash room.

Mr. Shorr asked if there were exits to the back of the building? Mr. Appel said there is one exit that brings you out to a small deck area that was a recaptured space behind the elevators, but other than that, there is no exit at the rear of the building. There are exits at the two sides of the building and at the center.

The Board took a break at 8:53 pm, and returned at 9:10 pm.

Mr. Pape said he spoke with his client and he wanted to report on their discussion. First, there will be two elevators, and each of the elevators will be fit for the OEM to have a stretcher. Both of the elevators will be connected to the generator. The patio size, as stated, the 10' x 10' would be the maximum that would be permitted. There would be in the HOA documents a procedure where someone wanted to modify their patio, they would have to go to an internal association grounds committee. Anything that exceeds 10' x 10', the resident would also have to come and ask for bulk variance relief from the Planning Board, as it would be an Amendment to the Site Plan. Mr. Brown asked about the generators for the townhomes. Mr. Pape said they will have to make an application to the HOA, and then it will be building permits subject to all zoning and construction requirements.

Chairwoman Kwaak opened the floor to the public for comments and questions.

Mr. Cucchiaro swore in Art Kieffer, 119 Millhurst Road. He lives three houses down from The Yorktown Club and the property is going to be built behind his

house. He wanted to know how far from the property line to where the actual buildings are going to be? He estimates 250' to the wetlands line. Mr. Zuegner said he doesn't have the exact distance, but it would be several hundred feet. Mr. Kieffer asked what type of trees are going to be used with the buffering. Mr. Pape said there was a landscape plan, but Ms. Spero received a request for additional landscaping and we had accepted all of those recommendations. We are supplementing all of the landscaping pursuant to the request of Ms. Spero. Mr. Kieffer suggested 8' - 10' green giants, 6' off center. Mr. Pape said that is not what Ms. Spero has recommended. Mr. Kieffer said how many trees are going to be taken down, because the canopy is high. He further questioned where the wall was going to be. Mr. Zuegner said the wall is not near Mr. Kieffer's property. Mr. Kieffer said when the leaves are off the trees, you can see all the way up to the top of the hill where this is going to be built. Mr. Kieffer said where he lives is a County road. Can the Board do something about the speed limit on that road. Mr. Cucchiaro said that is not under the jurisdiction of the Planning Board. Ms. Beahm explained that Mr. Kieffer needs to go to the County for issues such as this. Mr. McNaboe said we have the police department monitor roads all the time, unrelated to this application so that is certainly something we can discuss. Mr. Kieffer said during the wetlands delineation, he was present. He noted that it was clearly marked, but now time has gone by and you cannot tell where it is. Is that going to be marked again to make sure the wetlands are in good order? Mr. Pape said there will be a silt fence and a conservation easement that is recorded for the wetlands. Mr. Pape said the limits of the wetlands will be staked out prior to any construction. Mr. Kieffer said the Yorktown Club has many events in the summer. What's going to happen when the new residents start complaining?

Mr. Cucchiaro swore in Jack Eisner and he lives at the corner of Millhurst Road and Main Street. He said he is being asked for easements for water. What about the people along Millhurst - are they going to have access to water and sewer - particularly since we are the ones granting easements. Mr. Boccanfuso said the easement Mr. Eisner is referring to has nothing to do with this particular project - it has to do with an interceptor main that it is being installed for the water system. Mr. Eisner understood and requested that he and his surrounding neighbors be considered for water and sewer, please. Mr. Eisner asked if any of the energy and environmental standards considered? And if so, what is the certification and ranking? Mr. Pape said this is not a lead certified development. All modern architectural design has energy efficient elements, but this is not a lead certified development. Mr. Eisner suggested that there is ice mitigation systems in place with the metal roof.

Mr. Brown said Mr. Kieffer had a question regarding what kind of trees are to be planted in the buffer? Mr. Boccanfuso said the area in question has minimal landscaping proposed on the north side of Buildings M and N. There are some shade trees and some shrubs. Ms. Beahm said the applicant would supplement and coordinate with Ms. Spero. Mr. Boccanfuso said Ms. Spero asked for

supplemental trees in the entrance and open space. The applicant will work with Ms. Spero.

Mr. Cucchiaro swore in George Reha, 89 Millhurst Road. He asked when you are coming from the north side of town by Yorktown Club, and then the development by Woodward - they will be getting sewers up to there and sewers from Woodward down in. Is it safe to say that the residents in between will never see sewers or water? There are 15/16 homes in between the Viviani Drive entrance, and the Woodward Road entrance. Mr. Boccanfuso said the short answer is that he just doesn't know, he'd have to review whether or not these properties are in the water or sewer service area and doesn't have that map with him this evening. The infrastructure that is proposed in connection with this project would not appear to be able to avail you of service just with the improvements that are proposed. The water main extension may, he doesn't know if Mr. Reha is in the water service area. The big question would be whether Mr. Reha is in the sewer service area or water service area. Mr. Reha asked for a tree buffer on the rear property lines from the new development? Mr. Reha showed on the exhibit exactly where he is located. Mr. Pape said there isn't specific development where Mr. Reha was pointing to.

Mr. Cucchiaro swore in Angelo Sigona, 400 Gold Court. He is concerned with the distance from his property to the development. Mr. Zuegner said it would be approximately 150'. Mr. Pape said the applicant will meet with Ms. Spero and come up with a four season evergreen planting knowing that the trees are because of the residential neighbors. Mr. Sigona asked the applicant to please review the wetlands exhibit and the different colors. Mr. Sigona pointed to a vacant spot and asked what is going to happen in this area? Mr. Pape said it is an upland, and there is not an application before the Board at this time. Mr. Sigona asked about the school system.

Mr. Cucchiaro said on a legal note, the courts have told us that decisions by land use boards cannot be made based upon impact to the school system because they feel that is discriminatory against children.

Mr. Cucchiaro swore in Brandon Vienes, 84 Millhurst Road. Mr. Vienes had safety concerns and pointed to Exhibit A8. His driveway is directly across the street from the road is going to spill into Millhurst. He has had multiple drive across his front lawn trying to avoid other people not paying attention. He has people turning around in his driveway and has ripped it apart. He doesn't see it getting any better by putting this road here at all. Also, what about snow removal? Where is the snow going to go? Into my driveway? As of October 31st, these woods are clear - you can see directly through them and we will see all of this. There is a lot of wildlife, including nesting bald eagles on Millhurst Mills and they frequent that area all the time. Where are these animals supposed to go?

Mr. Cucchiaro swore in Bobbie Vienes, 84 Millhurst Road. She is concerned about her mailbox, which is at the end of the road. It already is dangerous getting her mail, and the speed on the road is too fast. Can we move our mailboxes to the other side of the street? Chairwoman Kwaak suggested she contact the Post Office for guidance. She asked if there is going to be turning lane in front of her to get into the development? Mr. Pape said no, there is not a designated turning lane for this property. She is concerned about already loosing power frequently. What is going to happen with all these extra homes now? Mr. Pape said we are reliant on JCP&L's providing us with power.

Mr. Cucchiaro swore in Alex Nizzardo, 87 Millhurst Road. It is his understanding that the rendering represents the preservation of the existing wetlands. Mr. Zuegner pulled up Exhibit A9. The purpose of this was to show constraints on the development, but it does show in green the extent of wetlands that were mapped. Mr. Nizzardo asked about the open area and why that it isn't being developed? Mr. Nizzardo pointed out where his home is located and how he's going to be able to see straight through to the three story building. Mr. Pape stated that this project has been years in the making and we are providing a portion of the affordable housing obligation of the town. Mr. Nizzardo said he will be able to see this project from his bedroom window and requested to see if he also could have the deer resistant trees placed around the property lines. Mr. Pape showed Exhibit A8 on the screen, and Mr. Nizzardo showed where his home is. Mr. Zuegner said the area in question is part of where Ms. Spero has asked for additional plantings in that area and we have agreed to that.

Mr. Cucchiaro swore in Jordan Maskowitz, 46 Newport Drive. He spoke in favor of the 808 affordable housing units set forth by the New Jersey Courts.

Mr. Cucchiaro swore in Chris Niebling. He said he lives in Knob Hill and he supports the project.

Mr. Kieffer had another comment. He said he is fine with the project, he just wants some trees. He asked about sewer and water coming in front of his house. Mr. McNaboe said we looked into that and we weren't able to offer the service. Our engineer did a good job explaining who is in and out of sewer zones. It is complicated, and just because the sewer line is there does it mean you can tie into it. Mr. McNaboe invited Mr. Kieffer to attend Township Committee meetings to stay on top of the sewer progress.

Mr. Cucchiaro swore in John Clayton, 360 Main Street. His concern is the traffic. It can be backed up all the way from 522 up to Millhurst Road. It's a nightmare trying to get out of his driveway. Mr. Pape said the application is consistent with the Master Plan. Mr. Fisher recommending that Mr. Clayton get in touch with the County for assistance.

Mr. Brown said Mr. Vienes can see right through from his house to the new development. Mr. Brown said what is the final answer - will they be able to see it, and can it be further landscaped to cover it? Mr. Pape said when the leaves are on the trees you won't see it, and there will be glimpses of the building in the winter. We cannot landscape 35' high. Mr. Brown asked is there anything else that can be done about Mr. Vienes driveway? Mr. Pape said we will sit down with your engineer to see if he has recommendations. We believe right now it is the safe orientation.

Mr. Cucchiaro recapped and said the applicant is asking for Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval with the ancillary variance relief that they have placed on the record, subject also to all of the various conditions that were expressed both on the record tonight and at the first hearing.

A Motion to approve Woodward Estates was made by Mr. Fisher, Seconded by Mr. Castronovo.

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

Chairwoman Kwaak opened the floor to the public for any non-agenda questions or comments. Seeing none, the public section was closed. The next meeting is October 13, 2022.

Mr. Jacobson made a Motion to end the meeting at 10:45 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary