

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

Planning Board Minutes

October 27, 2022

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:33 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

Absent from meeting: Daria D'Agostino, Brian Shorr

Also present: Ronald Cucchiaro, Planning Board Attorney
Brian Boccanfuso, Planning Board Engineer
Sam Avakian, Alternate Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer and Sam Avakian, Alternate Professional Planner.

Minutes:

A Motion was made by Chief Hogan, Seconded by Mr. Fisher to approve the Minutes of October 13, 2022 as written.

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

Resolutions: 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 Resolution for Stavola - Medical Office, is carried to the November 10, 2022 Planning Board meeting.

PPM1727 ~ The Preserve at Lambs Lane
Lambs Lane ~ Block 74 / Lot 14.02
Extension of Time for Preliminary Major Subdivision

A Motion was made by Mr. Brown, Seconded by Mr. Castronovo to approve the Extension of Time for one year Resolution for PPM1727 - The Preserve at Lambs Lane, as written.

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

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

A Motion was made by Mr. Fisher, Seconded by Mr. Castronovo to approve the Resolution for PPM2043 - Woodward Estates, as written.

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

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

A Motion was made by Mr. Castronovo, Seconded by Mr. Brown to approve the Resolution for PMS2223 - Veolia Water New Jersey, Inc., as written.

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

Application: PMS2129 ~ The Place at Manalapan, LLC
c/o Community Investment Strategies, Inc.
Route 33 ~ Block 72.01 / Lot 69
Final Major Site Plan

Niall O'Brien, Esq. of Archer & Greiner, PC represented the applicant this evening. The application tonight is for Final Major Site Plan approval. Preliminary approval was granted by the Planning Board in August 2021. This is a multi-family rentable apartment, an affordable housing development consisting of five buildings. It is between Sawgrass Drive and Madison Avenue. One revision that has not yet been made to the site plan is in connection with the sidewalk along Route 33. The applicant is not requesting a waiver of that. We still have our DOT application pending, but the sidewalk will be added to the site plan prior to signature.

Mr. Cucchiaro swore in Brad Thompson, PE. Mr. Thompson reviewed the Site Plan for the Board. Mr. Thompson described the existing conditions and displayed aerial photo Exhibit A-1. The site is on the north side of Route 33 between Sawgrass Drive and Madison Avenue. It is directly south of the proposed development that is under construction, the Regency at Manalapan. To the east is the Knob Hill Golf Club. The west are commercial buildings. Wetlands are located along the rear, but all of our improvements are located outside of any wetland area. The site is partly farm field and partly wooded area and there are no current structures that exist on the site.

Mr. Thompson continued and displayed a colorized version of sheet 3 of the submitted site plan and will be labeled Exhibit A-2. He showed how the landscaping will be installed around the site. The proposed site consists of six buildings. It is 102 multi-family rental apartments. 101 of the apartments are affordable housing units, and one is a management apartment. There are three buildings along the north side of the site that have 24 units in each. Then there is a medium size building that has 18 units at the southeast corner. Centrally located, there is a 12 unit building and then there is a clubhouse. The clubhouse is 1,750 sq ft and it has a 420 sq ft covered porch. It will have outdoor furniture and double as a shuttle stop to comply with the affordable housing ordinance to require shuttle service. The clubhouse is available for community planned events, residential meetings, educational programming and it is open the residents of the

development. Adjacent to the clubhouse is a proposed playground. West of all of that is an open space that has stormwater features in it. The site is accessed via a central driveway that comes in off of Route 33. The site has free circulation in any direction.

Mr. O'Brien asked Mr. Thompson if his office submitted an emergency vehicle circulation plan. Mr. Thompson said we had submitted one previously and we can submit the current one that we have. Mr. Cucchiaro asked if he has a current Truck Turning Exhibit? Mr. Thompson said yes and it will show the largest vehicle, which is a 39' vehicle. Mr. Thompson said there are also four trash enclosures. One trash enclosure required a variance for having a trash enclosure in a front yard.

Mr. Thompson said there is a design waiver for the ADA parking spaces where we requested 18', and where 20' is required per the ordinance. They are ensuring that they have sidewalk connecting the entire site and there is an ADA compliant sidewalk to the west that allows you to get from the lower tier to the north to the upper tier of the site to the south. The buildings are also stepped - there is a lower elevation and a higher elevation. The whole site slopes from south to north. The sidewalk along Route 33 will be located just outside of the DOT right of way. It will be somewhat in line with the sidewalk that was submitted on the current plan.

Mr. Thompson said the applicant is using various programs to meet energy requirements. The applicant is going to participate in a community solar program. Basically the power purveyor has these other projects that have solar panels on them, such as warehouses, that are providing surplus energy to the grid.

Mr. Thompson spoke about the stormwater management system. There are five unique stormwater areas on this site. There are two underground basins located just west of building number 5, and also just north of buildings number 2 and 3. They are underground basins. We also have an infiltration basin to the rear of the property that collects water from the pavement areas. We also have a forebay and another infiltration basin to the west. Mr. Thompson said there was an area labeled rain garden. The DEP has redefined rain gardens. Now there are infiltration basins and bio-retention basins. It has a sand bottom and slopes that intend to be landscaped. We will put in a stone filter strip to comply with the ordinance. The other basin on site that is above ground is also an infiltration basin, also similar - sand bottom. The water that falls on the site will fall on the building roofs and go into the underground basins. Those basins are located in pockets that are found to have high infiltration rates and they infiltrate the entire 100 year storm. The surface runoff flows to a system on the southern half of the site which flows to the forebay and acts as pretreatment for the infiltration basin.

Mr. Thompson said he intends to respond to most items in the CME report affirmatively. There are a couple of items that we hope to work out with CME.

Mr. Cucchiaro asked if the applicant is going to seek a Title 39 agreement with the governing body? Mr. O'Brien said that is correct. Mr. Cucchiaro asked if they were going to provide a circulation plan to the engineer and he said they would do that. Mr. O'Brien said he will go over a brief summary of the DOT permit application as well as our landscape architect.

Mr. Boccanfuso said Mr. Thompson did address the bulk of the comments in CME's report. Mr. Boccanfuso said he would work out the technical details of the stormwater management system with Mr. Thompson. Mr. Boccanfuso was in agreement with Mr. Thompson regarding the rain garden. The conditions in the soils are not conducive to a rain garden. Mr. Thompson said they looked at three surface basins and we determined that the forebay and the infiltration basin are holding a lot of water. The level of that water comes up pretty high. Bio-retention basins are recommended for about 1', maybe 2', but we are seeing much higher levels of water in those basins. We do not believe the bio-retention basin is the right solution. Therefore, we prefer to stick with infiltration basins. Mr. Boccanfuso said that recommendation from the Environmental Committee shall be met, if technically feasible, subject to review by CME.

Mr. Boccanfuso asked about the electrical vehicle charging station. Mr. Thompson said the site proposes 31 EV charging stations. There is a program that allows us to install those over three phases. However, what we propose to do is install 21 of the total 31 all in one phase, all in the beginning. They will be distributed throughout the site. Mr. Boccanfuso said not only do you comply, but providing the 21 spaces upfront, you are actually exceeding the requirements. Mr. Thompson said we are not asking for a reduction in on site parking as a result. The parking count remains at 206. With the EV installation, it allows us to reduce by 10%, but we are not doing that - we are keeping it at 206 spaces.

Mr. Thompson reviewed the status of the various outside agency applications. The Monmouth County Planning Board was approved. We have received a response letter from Freehold Soil Conservation District. We have gone through a few rounds of revisions with the DOT permit. We have letters from the Manalapan Police Department saying they don't have any further comments. Mr. O'Brien said for Preliminary approval, there was a report from the Fire Bureau and we haven't received any further comments. There was a WMUA submission and we addressing them at this time. Mr. Thompson said they will be making an application to the water company as well. There is no DEP Permit required since we are not disturbing any of their areas.

Chief Hogan asked about the sidewalks on Route 33. Does DOT take an exception when you submit a plan with no sidewalks on it, or it is not in their purview? Mr.

Thompson said DOT doesn't require sidewalks, but they will of course look at them. They are more concerned with the geometry of the driveway with respect to the location of the sidewalk.

Chief Hogan mentioned that Fire Bureau comments were from a report dated July 19, 2021 and asked for a response from the five items noted. Chief Hogan asked about the first item - providing a turning radius for vehicles. Mr. Thompson said that is something we can submit and we will comply with that. Mr. Thompson continued and said we will comply with the building heights, which is 46'9". Mr. Thompson said one street name was submitted, Anderson Place. He added the water mains looping them to do away with the dead ends have been revised in the new plans. Also, the fire hydrants will all be in compliance. Chief Hogan requested that all these items mentioned by Mr. Thompson all be submitted in a written letter or email.

Chairwoman Kwaak asked about the final mailbox locations for the site. Mr. Thompson said we did resubmit and the mailboxes are located in the southeast corner, near the clubhouse. Chair Kwaak asked for confirmation regarding a generator for the clubhouse and Mr. Thompson said there will be a generator. Chair Kwaak asked about the names of the interior roads being called "A", "B", etc. Chief Hogan said part of our report was to request the names, and asked Mr. Thompson to add this to his list of his summary that he will be submitting. Chair Kwaak asked about the condenser units. Mr. Thompson said the condenser units are on the plan, but difficult to see on his exhibit. Mr. Boccanfuso asked him to please identify the locations. Mr. Thompson showed on the exhibit where they would be located, they are banked together. Chair Kwaak asked about the proposed monument sign and Mr. Thompson said it will be located centrally. It will be heavily landscaped and will have ground mounted lighting.

Mr. Brown asked about the covered porch for shuttle service and the location of it. Mr. Thompson said it is on the west side of the clubhouse. Mr. Brown said if someone was waiting outside for the shuttle service, how would they get to the shuttle once the shuttle arrives and there's no sidewalk? Mr. Thompson said we thought that out and we will connect the covered porch to the sidewalk to allow for pedestrian activity. Mr. Brown asked Mr. Thompson to show where the EV stations would be located on the exhibit and confirmed that 31 spaces would be provided. Mr. Brown asked if they would be installed on the sidewalk? Mr. Thompson said we will avoid that issue and will balance the placement of the charging stations.

Mr. Fisher asked if there are going to be elevators and Mr. Thompson said there will not be elevators. Mr. Fisher requested 'no idling' signs, especially at the clubhouse. Mr. Thompson said if that is something the Board wants, we will install those signs. Mr. Fisher asked for confirmation that the condensers would not be on the roof and Mr. Thompson said that is correct. Mr. Fisher asked about

native plantings around the basins and he said the landscape architect worked with the CME staff to ensure this.

Mr. Castronovo asked about the EV station and how the residents will pay for the charge. Mr. Thompson said it's not free, it will have to be worked out with the rental agreement. Mr. Castronovo asked if gas powered vehicles permitted to park in those spots? Mr. Thompson said generally no, but enforcement of that may be tough. The spaces will be labeled and we believe it will be self governed. Chair Kwaak asked if it is going to be assigned parking? Mr. Thompson said it will be open parking.

Mr. Cucchiaro swore in Eric Vilorio, Traffic Engineer and PE from Langan Engineering. Langan Engineering prepared a Traffic Impact Study for the project dated June 9, 2021 and was also submitted to the NJ DOT as part of the Major Access Application for the proposed driveway that is currently in review. We estimate the proposed development will generate approximately 16 entering vehicles and 42 exiting vehicles during the weekday morning peak hour and approximately 41 entering and 28 exiting the site during the weekday evening peak hour. The driveway is expected to operate at acceptable levels of services during both peak hours. The plans include the striping of a right turn lane in and out of the site. NJ DOT has not requested any changes to the striping in its prior review comments. We are expecting permits by the end of year, or the beginning of the new year. Most of their comments have been related to ensuring that there are no stormwater impacts on the highway and the driveway geometry with relationship to overhead pulls. We will comply with any DOT comments and requirements and provide a copy of the approved plans and permits once received.

Mr. Cucchiaro swore in Andrea Hopkin, Landscape Architect. Ms. Hopkin said they have added a lot of landscape material along the green belt frontage. There are a combination of evergreen and deciduous plant material, including native plant materials where possible. These species were selected in coordination with Ms. Spero. Ms. Hopkins said all the light fixtures have shields and there will be no spillage onto adjacent properties. The property owner will be responsible for installation and maintenance of such plantings and lightings. We felt it was not safe to lower the lighting to unsafe levels overnight and the intensity will remain throughout the night. Ms. Hopkins agrees to work with the Boards' professionals on the minor issues that remain.

Mr. McNaboe asked Ms. Hopkin what would the height be between the berm when they are planted in relation to this 46' building? How much is being covered? Ms. Hopkin said right now we are specifying trees at 4'-6' and we were requested to increase the size of those. Some will be 6'-8', and some larger at 8'-10'. Mr. McNaboe said so it would basically cover the first floor of the building. We will also add a shrub layer at the bottom at well.

Mr. Fisher asked if there would be any plantings at the base of the monument sign. Ms. Hopkin said yes there will be plantings at the base of the sign.

Mr. Cucchiaro swore in Robert Cogan, Architect. Mr. Cogan displayed the same exhibits from the Preliminary hearing. Exhibit A-3 was marked displaying the architectural renderings. Exhibit A-4 was marked at the architectural clubhouse rendering. Mr. Cogan pointed out the 12 unit building. The buildings all have diversity and variety. Because the way they are oriented, do not have rears - both the front and rear are the same. One of the building has entrances on three sides. There are multiple different materials used, as well as different roof heights. There are different sidings and panels are used to break up the look with the stone veneer. Mr. Cogan showed the Board the community home with a catering kitchen and the outdoor patio. Mr. Boccanfuso asked if the buildings would all be in the same color scheme and Mr. Cogan confirmed they would all flow together nicely.

Chief Hogan asked about the height of the building, as well as if there were going to be sprinkler systems throughout the different buildings. Mr. Cogan said there are sprinklers installed. Chief Hogan requested that he summarize these items on Mr. Thompson's report.

Mr. McNaboe asked if anyone from the building would be testifying this evening. Mr. Cogan said he could try to answer the questions. Mr. McNaboe asked if there was going to be an on-site manager at all times during the day, including the superintendent? Mr. Cogan said inside the community building, there is not a manager 24 hours, but there is a superintendent's office. The manager would have standard business hours of Monday - Friday. Mr. McNaboe asked if the clubhouse could be used by the tenants for a birthday party? Mr. Cogan said that is not what it is usually used for. It's more about the educational meetings, and the community itself. It's not really for parties. Mr. McNaboe said no outsiders would be using this building and Mr. Cogan said that is correct.

Mr. Fisher asked if there are numbers or letters on the building in case there is a fire? Mr. Cogan said there would be identification numbers. Mr. Fisher asked about the water spouts and where all the water will go. Mr. Thompson said all of the down spouts connect to underground pipes that go into the underground basin.

Mr. Castronovo asked if the apartments have their own washing machine and dryer or is there a common area? Mr. Cogan said each of the apartments has its own laundry room.

Mr. Kastell asked is that the same for heating and A/C? Mr. Cogan said yes, all individual units.

Mr. Cucchiaro swore in Theresa Reed, Vice President of CIS. Mr. McNaboe expressed his concern about the trash pick-up. Ms. Reed said we typically coordinate with an outside trash removal company. We typically start with twice a week pick up, and we can gauge it from there, we can always add additional days. Mr. McNaboe said you are going to have a private contractor haul the trash and recycling out. Mr. McNaboe said what about big items, like mattresses? Ms. Reed said we would be handling it all.

Mr. O'Brien asked if there were any other questions his professionals could answer for the Board.

Chairwoman Kwaak opened the floor to the public. Seeing none, she closed public.

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Final Major Site Plan, subject to the conditions set forth during the hearing, for application PMS2129 ~ The Place at Manalapan, LLC.

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

Chairwoman Kwaak opened the floor to the public for any non-agenda questions or comments.

Mr. Ken Fischer, who lives in Virginia wanted to speak about Gaitway Farms, which he is a manager of. Mr. Fischer spoke about the application for The Preserve for Lamb Lane. He read from the Resolution and said that, 'the applicant has a contingent contract with Gaitway Farm'. Mr. Fischer said that is untrue. He said similar issues happened with the Redevelopment Plan. Mr. Fischer wanted to get on the record to be cautious and hesitant about some of the things that you are being told to get some of these things passed. The property you are talking about is the property behind our mile track. One of the potential buyers - the redeveloper - his plan is to build the biggest warehouse he can on our property and use the wetland to replace some of the barns so that he can use the track. He doesn't believe that is appropriate, and his offer is less than half of the offer from a competing developer. The developer you have been dealing with is a flipper, he's a middle man. He gets the plans approved and then goes and sells it to a different developer. This is similar to what happened down at Show Place Farm. We are in contact with a different developer who will pay more and intends to leave the rest of the farm for us to operate Gaitway Farm

and support the 400/500 horse people associated with. We are not going to sell the farm for a fraction of the price. He believes the Town is being misled by untrue facts.

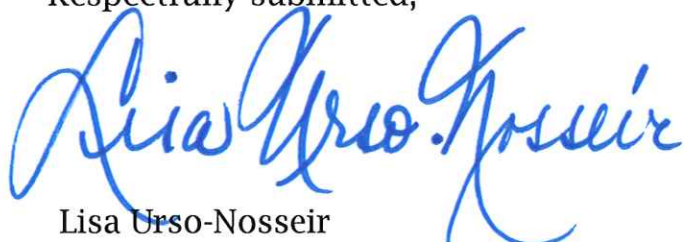
Mr. Cucchiaro stated there are certain rules that govern approvals, and there are certain rules as to how you undo approvals - such as mistaken facts. Mr. Cucchiaro said he would reach out to Mr. Licata to see if he can gain a better understanding and resolve the issue and he will report back at the next meeting. Mr. Fischer said Ms. Nosseir has his contact information and would appreciate an update.

Chair Kwaak closed the public section.

The next meeting is November 10, 2022. Ms. Nosseir reminded the Board that the Volunteer Breakfast is on November 6, 2022.

Mr. Fisher made a Motion to end the meeting at 9:40 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary