

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726

Planning Board Minutes

December 8, 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.

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

Absent from meeting: John Castronovo, 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. Fisher, Seconded by Mr. Brown to approve the Minutes of October 27, 2022 as written.

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

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; and

PPM2104 ~ Stavola Asphalt Company
Stavola Woodward Road - Retail Portion
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 two Resolutions for Stavola - Medical Office and Retail Portion are carried to the next Planning Board meeting. Mr. Cucchiaro stated that the professionals had an opportunity to meet with the applicant's professionals and they have now sent us their proposed revisions. Mr. Cucchiaro said he may have to formally go over some of what they are requesting with the Board, because he does not share their recollection. He wants to make sure the Board is either in agreement, or disagreement, with the proposed changes.

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

A Motion was made by Mr. McNaboe, Seconded by Mr. Fisher to approve the Resolution for PMS2129 ~ The Place at Manalapan, LLC, as written.

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

Applications: PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Carried from October 13, 2022

Mr. Cucchiaro stated that Mr. Alfieri, the attorney for the applicant, requested that this application be carried to January 12, 2023.

PMS2222A ~ Veolia Water of New Jersey, Inc.
103 Wilson Avenue ~ Block 47 / Lot 46.04
Amended Minor Site Plan ~ Office Trailer
Carried from November 10, 2022

Marc Galella, Esq. of RC Shea and Associates, PC represented the applicant this evening. This application tonight is seeking to extend an approval that was

granted in 2017 for an office trailer, approximately 10' x 44' sq ft which was approved at that site. The site is a facility operated by Veolia Water, formally Suez Water, as a water treatment facility. In 2017, the Planning Board granted the applicant the right to install an office trailer which was good for a period of five years, and is now expiring. The application tonight is to extend the right to maintain the trailer on the site for an additional five years.

Mr. Cucchiaro swore in Jiawen Dong, Professional Engineer and Planner in the State of New Jersey. Ms. Dong refreshed the Board with the site as it appears today. She referred to Exhibit A-1, Concept Plan for the Existing Matchaponix Facility dated December 5, 2022. She explained that it is a surface water treatment facility and the main source of supply is the Matchaponix Brook entering the facility through the well water pump. It goes into two treatment lagoons for fluctuation and coagulation purposes. The water gets sent into the treatment building which consists of a conventional filter as well as chemical injection facility. There is a 3 million gallon storage tank, and that is the last step before the water gets sent into the distribution system.

Ms. Dong continued and pointed out the office space which has two work stations for the operators. She pointed out the location of the trailer, which is on the East side of the existing filter building. The footprint itself is 10' x 44' and we are proposing no change in terms of the usage of the facility or the location of the facility. The primary reason why we are asking for the extension is because we are foreseeing an upcoming project to improve the treatment process, but also improving the water source supply as well. There will be some heavy construction that will take place on this property. By having this trailer on site, it will provide some flexibility for coordinating meetings, or training, as well as just providing a flexible and friendly working environment.

Ms. Beahm asked for confirmation that the trailer is already there. Mr. Galella said there is an existing trailer, we are just trying to maintain it. Mr. Galella mentioned that the Board approved back in September site plans for the treatment plant. The trailer is going to be used in conjunction with the construction of the treatment plant. Ms. Dong continued and displayed Exhibit A2, the Concept Plan Office Trailer, page 2 dated December 5, 2022. It represents the existing condition of the trailer. There is no bathroom in the trailer, it only consists of three office stations. There is electrical and cable communication through the trailer. Mr. Cucchiaro asked if they anticipate that it is going to take five years to complete the construction that was approved earlier this year? Mr. Galella said what we are seeking is the right to keep it there for five years, we may not need it for the total five years, however if the construction/supply chain issues, etc. go longer than anticipated, we want to be able to have the right to keep it there. We are trying to have a separate office space for contractors and their employees to meet without actually going into the existing buildings, mainly for security reasons.

Ms. Dong said the site is very secluded and there will be no customers entering the commercial site. Additionally, no personal enjoyment is impaired by the existing trailer for the surrounding neighbors. The general public would have no view of this trailer.

Mr. Cucchiaro said one of the issues you may want to touch upon is when you're getting to the ten year mark, the term 'temporary' is starting to get strained at that point. Typically temporary structures wouldn't be there for a decade. If it were, the Board would probably be looking to make it look a little more visually pleasing on the exterior. Is this really a temporary structure we're talking about? Mr. Galella said this is a temporary structure - it's a trailer with wheels on it; the general public has no view of this. Ms. Beahm said if you came in for an amendment to a site plan with an actual structure, there would be a requirement to put perhaps perimeter landscaping, etc. Ten years is pushing the term temporary. At some point, the word permanent is going to be associated with it, whether it's a trailer, whether is a building - and it should look better than it looks right now. Mr. Boccanfuso said he agrees, and he pointed out that regardless of whether or not the structure is visible from neighboring properties, there is still site plan requirements that are applicable to it, namely foundation landscaping. Given that you can't see it, perhaps a waiver would be in order, but you would have to request the waiver and the Board would have to grant it.

Mr. Galella asked what additional period of time would you allow us to keep the trailer there? Mr. Cucchiaro said that is something that the Board can review. Mr. Galella said we are going to be working on that site with outside contractors, so we do need a place for them to meet.

Mr. Galella said there were some questions posed in the Engineer's letter of November 7, 2022. He said there is no change in the use, no change in the structure - everything is staying the same. There are no other site improvements proposed at this time. The trailer will not be relocated at any time. Mr. Boccanfuso asked if this is also going to be used as a construction trailer? Mr. Galella said no, it's not a construction trailer, simply an office trailer.

Mr. McNaboe said there is infrastructure all through town, and some of it is not attractive, whether it's a gas generating water sewer plant or the like. Somewhere we get into temporary vs permanent and he doesn't have any objection to extending it. There is no ADA access to this trailer and this something you might want to cover for client.

Chairwoman Kwaak stated at the last hearing, it was put on the record that it was also being additional space for existing employees to use. Is it currently two offices and a meeting room? Is that currently what it is and it will remain that way? Ms. Dong said that is correct and it will remain that way. Chairwoman

Kwaak asked if the trailer has wheels? Ms. Beahm said it does have wheels that are covered by the temporary apron around it.

Mr. Jacobson said he remembers from the initial hearing that it would just be five years and that is why he is hesitant to go another five years. Mr. Jacobson also asked if it was feasible to have solar on the trailer. Mr. Galella said they have not explored that and Ms. Beahm added that a trailer of this nature is structurally sound enough to support solar panels.

Ms. D'Agostino asked if the shaded area on the plan is the trailer that you are speaking of, correct? Ms. Dong said that is correct. Ms. D'Agostino noted that it says proposed, but it's already been in place for five years. Ms. Dong stated the wording is poor, the trailer is in fact currently in use. Ms. D'Agostino asked if there was a bathroom in the trailer. Ms. Dong said there is no bathroom in the trailer, but the employees can go over to the filter building to use the facilities.

Mr. Fisher agreed and said it shouldn't be for more than three years. He asked if they have done this other towns? Ms. Dong said she is uncertain, but Mr. Galella has done similar projects. Mr. Fisher was just questioning why it is taking so much longer. Mr. Galella said we are going to be doing new construction and site work. Ms. Dong said we have been doing additional project upgrades which also took place over the past five years. There have been some delays on certain projects due to material and supply challenges. Mr. Galella said if the Board wants to put a stipulation that this is the final extension, we would understand.

Mr. Brown said so this trailer is being used for daily office use, correct? Ms. Dong said that is correct. Mr. Brown asked how is this considered temporary for a new project, when it is being used on a daily basis? Ms. Dong said the filter building cannot be accommodated for more than 3-4 people. Having the trailer will provide a much friendlier working environment for all. Mr. Brown said of course he understands that, but he's having a hard time finding out how this is going to be temporary when it sounds like you need the office space on a daily operational basis. His point is that he'd rather see an extension be an extension of time to actually build a true office space/structure so you'll be guaranteed you won't be coming back.

Mr. Kastell agrees that five years is a long time and he'd rather see a permanent structure than to continue to come back every five years looking for an extension.

Mr. Shorr asked if they plan to put a permanent structure there? At some point the trailer will disappear, correct? Mr. Galella said that is correct.

Ms. Dong said she went through the feasibility of some of the projects that we are foreseeing and it's going to happen next year. There will be a lot more contractors on site and they need a place to meet. We are asking the Board for some

consideration for us to buy some time to get these projects underway. Ms. Beahm said you came in to replace a tank. She finds it hard to believe that a tank replacement is going to take five years time. Ms. Dong said we are looking at least a two year minimum. Ms. Beahm said operations of this type requires something in addition to what you have there permanently. You are here tonight to ask for the extension, and I believe what you are hearing and sensing from the Board is that they are not giving you five years. We are strongly encouraging you to consider putting a permanent structure here because she would venture to guess after tonight, the Board is not going to be very tolerant to another temporary request. If you are constantly upgrading and fixing your site, you will need a permanent structure. Mr. Fisher said there should be an end-date set forth from the contractor. Do you have a date? Ms. Dong said initially the contract was established and had a start and end date, however there were delays that happened and it postponed the project from 2022 to 2023 to start the project. We still may foresee some delivery delays and this may even prolong the project. Mr. Cucchiaro said in order for something to be delayed, there had to have been a time that it was supposed to finish. Ms. Dong said this was not my project and she was unable to provide the date.

Mr. McNaboe said let's keep in mind, if they do a construction project in the future, they are coming back to the Board and they will ask for a construction trailer. It may be time to start designing a permanent structure. If they don't even have a design in mind yet, they will need more than two years. In his estimation, it should be between three-five years.

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

Mr. Cucchiaro stated the applicant is seeking an extension from the condition of the previous approval for another five years. If there is a motion to approve, it would be to approve with the amount of time you believe is appropriate.

A Motion was made by Mr. Kastell, Seconded by Mr. Jacobson to approve the extension of the office trailer for three years, subject to the conditions set forth during the hearing, for application PMS2222A ~ Veolia Water of New Jersey.

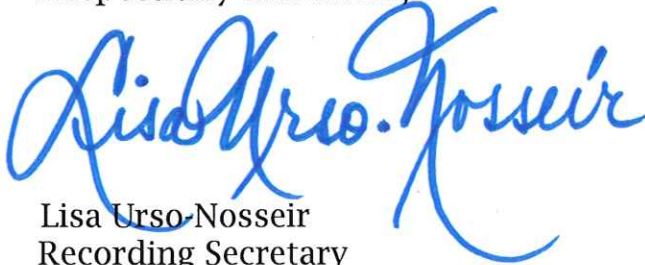
Yes: Brown, Fisher, Kwaak, D'Agostino, McNaboe, Jacobson, Kastell, Shorr
No: None
Absent: Castronovo, Hogan
Abstain: None
Not Eligible: None

Chairwoman Kwaak opened the floor to the public for any non-agenda questions or comments. Seeing none, she closed the public section.

The next meeting is January 12, 2023, which is the Planning Board Reorganization Meeting for 2023. Mr. McNaboe and Chairwoman Kwaak thanked the Board and the professionals for their service and dedication throughout the year.

Mr. Jacobson made a Motion to end the meeting at 8:45 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary