

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

(732) 446-8350

Planning Board Minutes

Reorganization and Public Meeting

January 12, 2023

The meeting was called to order by Acting Recording Secretary Lisa Urso-Nosseir with the reading of the Open Public Meetings Act and the TV Disclosure Statement at 7:30 p.m., followed with a salute to the flag.

Committeeman Jack McNaboe then administered the Oaths of Office of Ms. Kwaak, Chief Hogan, Mr. Castronovo, Mr. Fisher, Mr. Kastell and Mr. Pollifrone. After the members were sworn in, Ms. Urso-Nosseir continued with Roll Call of the members.

In attendance at the meeting: John Castronovo, Todd Brown, Barry Fisher, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steven Kastell and Nunzio Pollifrone

Absent: Brian Shorr

Ms. Urso-Nosseir read the Resolution allowing the Planning Board to have an Executive Session. A Motion to go into Executive Session was made by Chief Hogan, Seconded by Mr. Fisher and agreed to by all.

Ms. Urso-Nosseir announced that the Board returned from the Executive Session and rejoined the main meeting at 7:53 pm. Ms. Urso-Nosseir read the roll call once all the Board members returned to the main meeting.

Ms. Urso-Nosseir requested a nomination for Chairperson.

NOMINATIONS FOR CHAIRPERSON – Ms. D’Agostino offered a nomination for Kathryn Kwaak to be Chair. The Motion was made by Ms. D’Agostino and Seconded by Mr. Fisher. All were in favor. Chairwoman Kwaak then presided over the meeting and called for a Motion for Secretary.

NOMINATIONS FOR SECRETARY – The Motion was made by Mr. Brown and Seconded by Mr. Fisher to have Ms. D’Agostino be the Secretary for the Planning Board. The Resolution was adopted by unanimous vote. None were opposed.

NOMINATIONS FOR VICE CHAIRPERSON – A nomination was offered by Ms. D’Agostino for Mr. Brown to be Vice Chair. A Motion was made by Ms. D’Agostino and Seconded by Mr. Castronovo. The Resolution was adopted by unanimous vote. None were opposed.

RECORDING SECRETARY – A nomination was offered by Ms. D’Agostino for Ms. Urso-Nosseir to be Recording Secretary. A Motion was made by Ms. D’Agostino and Seconded by Mr. Castronovo. The Resolution was adopted by unanimous vote. None were opposed.

2023 MEETING SCHEDULE – The Planning Board meetings will be held on the second and fourth Thursday of the month. There will be one meeting for the month of November, scheduled for November 9, 2023. There will be one meeting in December, on December 14, 2023. A Motion was offered by Chief Hogan and Seconded by Mr. Brown to accept the meeting schedule for 2023. All voted in favor. None were opposed.

ADMINISTRATIVE OFFICER – A nomination was offered by Chairwoman Kwaak nominating Nancy DeFalco as Administrative Officer. A Motion was made by Chief Hogan, and Seconded by Ms. D’Agostino. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ATTORNEY – A Motion was offered by Mr. Fisher, and Seconded by Mr. Kastell nominating Ronald Cucchiario, Esq. of Weiner Law Group, LLP as Board Attorney. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ENGINEER – A Motion was offered by Chief Hogan, and Seconded by Mr. Castronovo nominating CME Associates, Brian Boccanfuso, P.E., as Board Engineer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD PLANNER – A Motion was offered by Chief Hogan, and Seconded by Mr. Brown nominating Leon S. Avakian, Inc., Jennifer Beahm as Board Planner. The Resolution was adopted by unanimous vote. None were opposed.

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer of CME Associates and Jennifer Beahm, Professional Planner, Leon S. Avakian, Inc.

Chairwoman Kwaak stated for the record that the designated newspaper for the 2023 Manalapan Township Planning Board is The Asbury Park Press.

MINUTES:

A Motion was made by Ms. D’Agostino, Seconded by Mr. Brown to approve the Minutes of December 8, 2022 as written.

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

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 Pla**

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

Mr. Cucchiaro stated that he had additional conversations with counsel for the two Stavola resolutions. There is some language that we can agree upon. Their counsel has requested that they have the opportunity to address the Board with regard to some of the provisions that we have not agreed upon. They want to be able to not argue the merits of

whether they should get something or not, but whether it is accurate in terms of what happened during the hearing. Counsel would like to appear at the next meeting to talk about some alternative language that they would like which they feel better captures the action of the Board. Therefore both of these resolutions will be carried to the next meeting, January 26, 2023.

Mr. McNaboe requested some of the questions in advance so he can go back and check his notes.

**PMS2222A ~ Veolia Water of New Jersey, Inc.
103 Wilson Avenue ~ Block 47 / Lot 46.04
Amended Minor Site Plan – Office Trailer**

A Motion was made by Mr. Brown, Seconded by Ms. D’Agostino to approve the Resolution as written.

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

**Application: PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.
Amended Final Site Plan
*Carried from December 8, 2022***

Chairwoman Kwaak announced that this application is being carried to the February 23, 2023 Planning Board meeting with no further notice to property owners.

PUBLIC PORTION:

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing no comments, this portion of the meeting was closed.

CORRESPONDENCE:

Chairwoman Kwaak pointed out that the future tentative applications are listed on the Agenda and the next meeting is January 26, 2023 at 7:30 pm. Ms. Urso-Nosseir said she would email the address list and 2023 meeting schedule to the Board members.

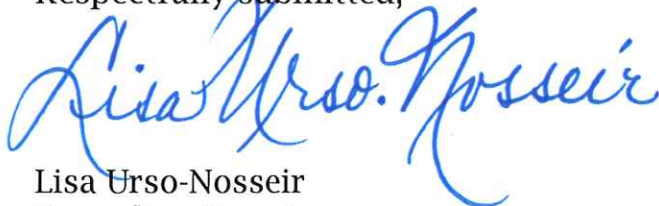
Mr. McNaboe asked Mr. Cucchiaro for a quick update on the Mercer Realty Application. Mr. Cucchiaro stated that the Planning Board began the hearing on Mercer Realty and there was a question that the Board had concerning the definition of 'flex space' and whether the applicant had satisfied the definition. The reason that was important was because if they satisfied it, the Planning Board would have proper jurisdiction. If they didn't, then a D-Variance would be required from the Zoning Board. The interpretation of Ordinances under the MLUL is exclusively within the jurisdiction of the Zoning Board. Therefore the applicant agreed to go before the Zoning Board and they have made a pretty substantial submission of documents they believe are relevant. They filed in the late summer and they are scheduled to be heard by the Zoning Board in February. There is not an approval or a denial of the application, it is simply determining whether their application fits within the definition of flex space and is permitted, or falls outside of the jurisdiction and would require a D-Variance. Which Board hears it is up for grabs, but not an approval or a denial of the application itself.

Mr. McNaboe welcomed Mr. Pollifrone to the Board. Mr. McNaboe thanked the Board and the professionals for their service for 2023.

ADJOURNMENT:

A Motion was offered by Chief Hogan to adjourn the meeting at 8:15. All were in favor and none were opposed.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary