

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

Planning Board Minutes

March 23, 2023

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:32 p.m., followed by the salute to the flag.

Ms. D'Agostino read the TV Disclosure Statement and took the Roll Call of the Board.

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

Absent from meeting: Barry Fisher, Richard Hogan

Also present: Ronald Cucchiaro, Planning Board Attorney
Lisa Urso-Nosseir, Recording Secretary

Minutes:

A Motion was made by Mr. Brown, Seconded by Ms. D'Agostino to approve the Minutes of February 23, 2023 as written.

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

Application: PFM1724 ~ Manalapan Crossing
162 HWY 33 ~ Block 66 / Lot 8.03
Amended Preliminary and Final Major
Subdivision and Site Plan

Chairwoman Kwaak announced that Manalapan Crossing would not be presenting their case this evening. Mr. Cucchiaro said that application PFM1724 - Manalapan

Crossing will be carried to the May 25, 2023 Planning Board meeting. The applicant will be sending new notices to the public.

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 stated that the Board had the revised drafts after we had the meeting with Mr. Pontier some time ago. Mr. Cucchiaro and Mr. Pontier spoke today and some additional comments were incorporated into each of the Resolutions which he did not find objectionable. The changes were minimal in nature. The improvements for Woodward Road will be incorporated in the revised site plans at the time of resolution compliance. The condition regarding signage was that they were going to comply with sign ordinance requirements. Additionally, if there was any change to the parking, they would have to come back for amended approval. Dimensions were already granted by the Board. Mr. McNaboe asked if the language about sidewalks are in the Resolutions, correct? Mr. Cucchiaro said that is correct.

A Motion was made by Mr. McNaboe, Seconded by Mr. Brown to approve the revised resolution for the Medical Office Portion for Stavola Woodward Road.

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

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

A Motion was made by Mr. Jacobson, Seconded by Mr. Kastell to approve the revised resolution for the Retail Portion for Stavola Woodward Road.

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

Chairwoman Kwaak opened the floor to the public for any non-agenda questions or comments, seeing none it was closed.

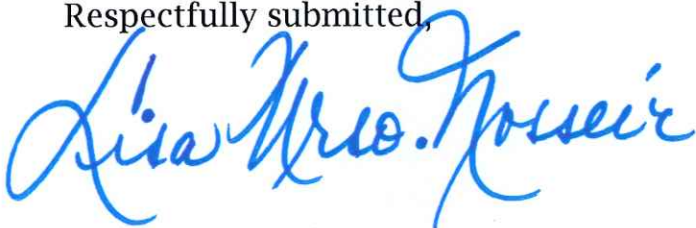
Mr. McNaboe spoke to the Board about Resolution Compliance and how to move forward in the future to ensure that a project is moving along.

Chairwoman Kwaak stated that the next Planning Board meeting is Thursday, 2023 at 7:30 in the courtroom.

Mr. Pontier thanked the Board for their time and patience to move the Stavola Resolutions along.

Ms. D'Agostino made a Motion to end the meeting at 7:50 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary