

TOWNSHIP OF MANALAPAN  
Department of Planning & Zoning

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

Administrative Officer

NANCY DEFALCO  
732-446-8322

Planning Board Secretary

LISA URSO-NOSSEIR  
732-446-8367



**PLEASE TAKE NOTICE**, The Planning Board hereby notifies the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the meeting of The Planning Board scheduled for Thursday, April 23, 2020 at 7:30 pm, at 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey **will be held electronically only.**

This is both in accordance with the Open Public Meetings Act, and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020 declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

Members of the public who wish to participate in the meeting may do so by joining the Zoom meeting with the following web address:

<https://us04web.zoom.us/j/3174070627?pwd=NUpSSGoxNURIRjlpSGQzNGdOYnFuZz09>

Meeting ID: 317 407 0627 ~ Password: 3xd5Dm

Individuals logging into this number will be able to fully participate in the meeting, including providing public comment.

This meeting will be recorded and aired on the Manalapan Township Television Network Channel 77 and FIOS Channel 42.

Please contact the office of The Planning Board if you have any questions prior to the meeting.

Lisa Urso-Nosseir  
Dated: April 21, 2020

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

### VIRTUAL PUBLIC MEETING

April 23, 2020

7:30 P.M.

**Call to Order:  
Open Public Meeting Notice  
Salute to the Flag**

**Kathryn Kwaak, Chairwoman**

**TV Disclosure Statement:  
Roll Call**

**Daria D'Agostino, Secretary**

**Minutes for Review:**

**February 27, 2020**

***Members Eligible to Vote:***

**Fisher, Brown, Castronovo, Ginsberg,  
D'Agostino, Kwaak, McNaboe, Jacobson, Hogan,  
Kastell, Shorr**

**Applications:**

**PMS1933 ~ Charles Viviani**

**103 Millhurst Road ~ Block 67 / Lot 28**

**Minor Subdivision**

***Carried from February 13, 2020***

**PFM0209EX ~ Sweetmans LLC**

**153 Sweetman's Lane ~ Block 8306 / Lot 2**

**Extension of Time for Preliminary and Final  
Major Subdivision**

**PMS1913EX ~ Ori Birnhack**

**16 Pension Hill Road ~ Block 14.05 / Lot 71**

**Extension of Time for Minor Subdivision**

**Ordinance:**

**Ordinance 2020-07 Amending Chapter 95  
(Development Regulations), Article V, Zoning District  
Regulations, of the Code of the Township of  
Manalapan, State of New Jersey, to Establish an  
Affordable Housing Overlay Zone upon Certain Land  
within the SED2W and R-AG/4 Zoning Districts,  
Providing for Multi-Family Housing with an  
Inclusionary Set-Aside of Affordable Housing to be  
Developed Subject to Certain Conditions and  
Requirements**

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Tentative Future  
Applications:**

**PMS1915 ~ Galloping Hills at Manalapan, LLC  
45 Smithburg Road ~ Block 84.02 / Lot 3.02  
Preliminary and Final Major Subdivision  
*Scheduled for April 9, 2020: Cancelled  
Carried to May 14, 2020***

**PPM1823 ~ Countryside Developers, Inc.,  
'Manalapan Logistics Center'  
203 HWY 33 ~ Block 78 / Lot 12.02  
Preliminary and Final Major Site Plan  
*Carried from February 27 to April 23, 2020: Cancelled  
Carried to June 11, 2020***

**PMS1919 ~ The Evangelical Church of the  
Assemblies of God  
620 Craig Road ~ Block 25 / Lot 14  
Preliminary Major Site Plan  
*Status: Complete***

**PBM1514A ~ Monmouth Heights Community  
Association  
One Ryan Road ~ Block 1702 / Lot 50  
Amended Final Minor Site Plan  
*Status: Deemed Incomplete***

**Adjournment**