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## AGENDA

### MANALAPAN TOWNSHIP PLANNING BOARD

VIRTUAL PUBLIC MEETING

September 9, 2021

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

Swearing in of Professionals:

Ronald D. Cucchiaro, Esq.

Minutes for Review:

August 26, 2021

Members Eligible to Vote:

Brown, Castronovo, Ginsberg, Kwaak, McNaboe,  
Jacobson, Hogan, Kastell, Shorr

Resolution:

PMS2129 ~ The Place at Manalapan  
c/o Community Investment Strategies, Inc.

Route 33 ~ Block 72.01 / Lot 69

Preliminary and Final Major Site Plan

*Carried from August 26, 2021*

Members Eligible to Vote:

Fisher, Brown, Castronovo, Kwaak, McNaboe,  
Jacobson, Hogan, Shorr

PPM2031~ K. Hovnanian at Manalapan V, LLC,  
"Pinebrook Crossing"

Wilson Avenue @ Sobechko Road

Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01

Preliminary and Final Major Subdivision

Preliminary and Final Major Site Plan

Members Eligible to Vote:

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

Applications:

PPM2060~JG2 Manalapan Residential Development, LLC

Franklin Lane ~ Block 7 / Lots 14.03 & 15.01

Preliminary and Final Major Site Plan

*Carried from August 26, 2021*

PPM2104 ~ Stavola Asphalt Company  
Manalapan Landing  
Stavola Woodward Road-Office  
Stavola Woodward Road-Retail  
Woodward Road and Route 33  
Block 7232 / Lots 1.04, 1.06 and 2.04  
Preliminary and Final Major Subdivision  
Preliminary and Final Major Site Plan  
Carried from August 26, 2021

**Tentative Future Applications:**

PPM2106 ~ Mercer Realty Partners, LLC  
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7  
Preliminary and Final Major Site Plan  
Status: Complete

PPM2046~American Properties at Manalapan, LLC,  
“Heritage at Manalapan”  
Sawgrass Drive and Route 33  
Block 7200 / Lot 3.02  
Preliminary and Final Major Site Plan  
Preliminary and Final Major Subdivision  
Status: Complete

PFM1919 ~ The Evangelical Church of the  
Assemblies of God  
620 Craig Road ~ Block 25 / Lot 14  
Final Major Site Plan  
Status: Complete

PMS1909 ~ Elton Point Partnership  
Route 527 ~ Block 84.01 / Lot 9.03  
Preliminary Major Subdivision  
Status: Complete

PFM2031 ~ K. Hovnanian at Manalapan V, LLC,  
“Pinebrook Crossing”  
Final Major Subdivision and Site Plan  
Wilson Avenue and Sobechko Road  
Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01  
Status: Under Completeness Review

PMS2061 ~ Anthony Mazzei  
314 Tennent Road  
Block 19 / Lot 40.01  
Preliminary Major Subdivision  
Status: Under Completeness Review

**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  
*Status: Under Completeness Review***

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**