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AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

September 22, 2022

7:30 P.M.

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

Kathryn Kwaak, Chairwoman

TV Disclosure Statement:
Roll Call

Lisa Urso-Nosseir, Recording Secretary

Swearing in of Professionals:

Ronald D. Cucchiaro, Esq.

Resolutions:

PMS2061A ~ Anthony Mazzei
314 Tennent Road ~ Block 19 / Lot 40.01
Preliminary Major Subdivision

Members Eligible to Vote:

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

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
Carried from September 8, 2022

Members Eligible to Vote:

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

Applications:

PMS2223 ~ Veolia Water New Jersey, Inc.
103 Wilson Avenue ~ Block 47 / Lot 46.04
Preliminary and Final Major Site Plan

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
Carried from September 8, 2022

**Tentative Future
Applications:**

PPM2104 ~ Stavola Asphalt Company
Stavola Woodward Road-Retail
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Preliminary and Final Major Site Plan
Carried to October 13, 2022

PPM2106 ~ Mercer Realty Partners, LLC
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7
Preliminary and Final Major Site Plan
To be heard before Zoning Board for Interpretation

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
Revised Plans to be Submitted

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

PMS2220 ~ Ironfire LLC
150 Woodward Road ~ Block 66 / 18.01
Preliminary and Final Major Site Plan
Status: Incomplete

PMS2238 ~ Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
Preliminary and Final Major Site Plan
Status: Complete

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

PMS2242 ~ Drew Robustelli
34 Mulberry Drive ~ Block 66.01 / Lot 17
2 Veronica Court ~ Block 66 / Lot 4.01
Minor Subdivision
Status: Under Completeness Review

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

**PPM1727 ~ The Preserve at Lambs Lane
Lambs Lane ~ Block 74 / Lot 14.02
Extension of Time for Preliminary
Major Subdivision
*Status: Under Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment