

## AGENDA

### MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

October 27, 2022

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:**

**October 13, 2022**

**Members Eligible to Vote:**

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

**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  
*Carried from September 22, 2022***

**Members Eligible to Vote:**

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

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

**Members Eligible to Vote:**

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

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  
Members Eligible to Vote:  
*Fisher, Brown, Castronovo, D'Agostino, Kwaak,  
McNaboe, Jacobson, Kastell, Shorr*

PMS2223 ~ Veolia Water New Jersey, Inc.  
103 Wilson Avenue ~ Block 47 / Lot 46.04  
Preliminary and Final Major Site Plan  
Members Eligible to Vote:  
*Fisher, Brown, Castronovo, D'Agostino, Kwaak,  
McNaboe, Jacobson, Kastell, Shorr*

Applications:

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

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  
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

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

PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan  
Carried to December 8, 2022

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: Complete***

**PPM2255 ~ LPG Capital, LLC  
Kinney Road and Sweetmans Lane  
Block 79 / Lots 21.01 and 21.02  
Preliminary and Final Major Site Plan  
*Status: Under Completeness Review***

**PMS2222A ~ Veolia Water of New Jersey, Inc.  
103 Wilson Avenue ~ Block 47 / Lot 46.04  
Amended Minor Site Plan - Office Trailer  
*Status: Under Completeness Review***

**PMS1745A ~ RWF 33, LLC, Estate of Joseph Skeba  
Highway 33 and Smithburg Road  
Block 74 / Lot 23.02  
Amended Preliminary Major Site Plan  
*Status: Under Completeness Review***

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**