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AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

March 23, 2023

7:30 P.M.

- Call to Order:** Kathryn Kwaak, Chairwoman
Open Public Meeting Notice
Salute to the Flag
- TV Disclosure Statement:** Daria D'Agostino, Secretary
Roll Call
- Swearing in of Professionals:** Ronald D. Cucchiaro, Esq.
- Minutes for Review:** February 23, 2023
Members Eligible to Vote:
Brown, D'Agostino, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Shorr, Pollifrone
- 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 March 9, 2023
Members Eligible to Vote:
Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell, Shorr
- PPM2104 ~ Stavola Asphalt Company
Stavola Woodward Road - RETAIL
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Bifurcated Preliminary and Final Major Site Plan
Carried from Marcy 9, 2023
Members Eligible to Vote:
Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan, Kastell

Application:

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

PPM2255 ~ LPG Capital, LLC
Kinney Road and Sweetmans Lane
Block 79 / Lots 21.01 and 21.02
Preliminary and Final Major Site Plan
Carried to April 13, 2023

PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Carried to April 27, 2023

PMS1745A ~ RWF 33, LLC, Estate of Joseph Skeba
Highway 33 and Smithburg Road
Block 74 / Lot 23.02
Amended Preliminary Major Site Plan
Carried to May 11, 2023

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

PMS2266 ~ Rising Sun Properties, LLC
148 Freehold Road ~ Block 21 / Lot 4.01
Minor Subdivision
Status: Incomplete

**PFM2306 ~ Millhurst Development Partnership
Highway 33 and Sweetmans Lane
Block 78 / Lot 5.01
Preliminary and Final Major Site Plan
*Status: Under Completeness Review***

**PFM2308 ~ Lamb Lane Stables, LLC
Lamb Lane ~ Block 74 / Lot 14.02
Preliminary and Final Major Site Plan
*Status: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment