

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

May 11, 2023

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.

Application:

**PMS1745A ~ RWF 33, LLC, Estate of Joseph Skeba
Highway 33 and Smithburg Road
Block 74 / Lot 23.02
Amended Preliminary Major Site Plan
*Carried from March 9, 2023***

Ordinance:

**Ordinance 2023-08
An Ordinance of the Township of Manalapan, County
of Monmouth, State of New Jersey, Amending and
Supplementing Chapter 95, "Development
Regulations", of the Code of the Township of
Manalapan, Article XIX, "Conditional Use Permits",
Pertaining to the Conditional Use of Flex Space**

**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***

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 June 8, 2023

PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Carried to June 8, 2023

PMS2238 ~ Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
Preliminary and Final Major Site Plan
Status: Carried to June 22, 2023

PFM1724 ~ Manalapan Crossing
162 HWY 33 ~ Block 66 / Lot 8.03
Amended Preliminary and Final Major
Subdivision and Site Plan
Status: Carried to May 25, 2023

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

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

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

PMS2314~Vincent Tornatore
45 Saube Drive ~ Block 339 / Lot 12.01
Two-Lot Minor Subdivision
Status: Under Completeness Review

PMS2319 ~ AAGWML - F Property LLC
'Gaitway Farm Redevelopment - Phase 1'
Route 33 and Woodward Road
Block 73 ~ Lots 1 - 8; Block 74 ~ Lots 6 - 10 & 11.01;
Block 74 ~ Lots 1 - 8
Preliminary and Final Major Site Plan
Status: Under Completeness Review

**PFM2304~Four Seasons at Manalapan HOA
44 Palomino Drive~Block 66.43~Lot 1
Preliminary and Final Amended Site Plan
*Status: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment