

## AGENDA

# MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

July 13, 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.

Minutes for Review:

June 8, 2023

Members Eligible to Vote:

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

June 29, 2023

Members Eligible to Vote:

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

Resolution:

PPM2255~LPG Capital, LLC  
Kinney Road & Sweetmans Lane  
Block 79 / Lots 21.01 & 21.02  
Preliminary and Final Site Plan Approval

Members Eligible to Vote:

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

Application:

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

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

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

PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan  
Status: Complete

PMS2238 ~ Monmouth Battlefield Flex Co., LLC  
Route 33 ~ Block 79.02 / Lots 2, 3 & 5  
Preliminary and Final Major Site Plan  
Status: Carried to August 10, 2023

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: Complete

PMS2314~Vincent Tornatore  
45 Saupe Drive ~ Block 339 / Lot 12.01  
Two-Lot Minor Subdivision  
Status: Complete

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: Incomplete

PMS2323 ~ Marta Sajdak  
63 Tracy Station Road ~ Block 51 / Lot 3.02  
Preliminary Major Subdivision  
Status: Complete

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**