

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

August 10, 2023

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.

Minutes for Review:

June 22, 2023

Members Eligible to Vote:

*Fisher, Castronovo, Jacobson, Kwaak, McNaboe,
Hogan, Kastell, Shorr, Pollifrone*

July 13, 2023

Members Eligible to Vote:

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

Resolutions:

Ordinance 2023-10

Members Eligible to Vote:

*Fisher, Castronovo, Jacobson, Kwaak, McNaboe,
Hogan, Kastell, Shorr, Pollifrone*

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

Minor Subdivision Approval

Members Eligible to Vote:

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

Ordinances:

2023-13 ~ An Ordinance of the Township of Manalapan Amending Chapter 95, "Development Regulations", Article V, "Zoning District Regulations", Subsection 95-5.6N", "AH-AP Affordable Housing Overlay District", of the Code of the Township of Manalapan

2023-14 ~ An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-5.5, "Limited Business District Standards"

2023-15 ~ An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-9.2, "Improvement Standards", Subsection 95-9.2B, "Off-Street Parking", Pertaining to Parking Required in Shopping Centers

2023-16 ~ An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-3.4E, "Certificate of Continued Occupancy"

Application:

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

Remand:

PPM1823~Countryside Developers, Inc.,
"Manalapan Logistics Center"
203 HWY 33 ~ Block 78 / Lot 12.02
Remand Pursuant to an Order of the Superior Court
Requiring the Planning Board to Approve the
Application for Preliminary and Final Site Plan
Approval with Ancillary Design Waiver Relief along
With Reasonable Conditions

**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: Carried to August 24, 2023***

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