

## AGENDA

# MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

August 24, 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:**

August 10, 2023

**Members Eligible to Vote:**

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

**Resolutions:**

PFM1724 ~ Cardinale and Manalapan Crossing  
Associates 2, LLC

162 HWY 33 ~ Block 66 / Lot 8.03

Amended Preliminary and Final Site Plan

**Members Eligible to Vote:**

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

**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

**Applications:**

PFM2304~Four Seasons at Manalapan HOA

44 Palomino Drive ~ Block 66.43~Lot 1

Preliminary and Final Amended Site Plan

**Status: Carried from July 13, 2023**

PMS2314~Vincent Tornatore  
45 Saue Drive ~ Block 339 / Lot 12.01  
Two-Lot 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

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  
Carried to November 9, 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

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: Complete

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

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**