

TOWNSHIP OF MANALAPAN  
Department of Planning & Zoning

120 Route 522 & Taylors Mills Road, Manalapan, NJ 07726

Administrative Officer

NANCY DEFALCO  
732-446-8322

Planning Board Secretary

LISA URSO-NOSSEIR  
732-446-8367



**PLEASE TAKE NOTICE**, The Planning Board hereby notifies the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the meeting of The Planning Board scheduled for Thursday, June 11, 2020 at 7:30 pm, at 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey **will be held electronically only.**

This is both in accordance with the Open Public Meetings Act, and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020 declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

Members of the public who wish to participate in the meeting may do so by joining:

HD Office Suite Meeting ID: 111-925-0865 ~ Password: 11June2020

Individuals logging into this number will be able to fully participate in the meeting, including providing public comment.

This meeting will be recorded and aired on the Manalapan Township Television Network Channel 77 and FIOS Channel 42.

Please note that Application PMS1823 has been carried to July 9, 2020 and Application PMS1919 has been carried to June 25, 2020.

Please refer to the attached Planning Board Agenda for more details.

Please contact the office of The Planning Board if you have any questions prior to the meeting.

Lisa Urso-Nosseir

Dated: June 5, 2020

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

### VIRTUAL PUBLIC MEETING

June 11, 2020

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**

**Resolutions:**

**Ordinance Number 2020-09**

***Members Eligible to Vote:***

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

**Ordinance Number 2020-10**

***Members Eligible to Vote:***

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

**PMS1915 ~ Galloping Hills at Manalapan, LLC**

**45 Smithburg Road ~ Block 84.02 / Lot 3.02**

**Preliminary Major Subdivision**

***Members Eligible to Vote:***

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

**Ordinances:**

**Ordinance Number 2020-12: An Ordinance of  
the Township Committee of the Township of  
Manalapan, Amending and Supplementing  
Chapter 157, "Outdoor Dining" of the Code of  
the Township of Manalapan by the Addition  
Thereto of Chapter 157A, "Temporary  
Emergency Outdoor Dining License"**

**Ordinance Number 2020-13: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, Creating a New Section of the Code of the Township of Manalapan, Section 95-5.6L, Establishing an Affordable Housing Overlay Zone upon Certain Land Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements**

**Ordinance Number 2020-14: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, to Establish an Affordable Housing Overlay Zone upon Certain Land Providing for Multi-Family Housing with an Inclusionary Set-Aside of Age-Restricted Affordable Housing to be Developed Subject to Certain Conditions and Requirements**

**Ordinance Number 2020-15: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations of the Code of the Township of Manalapan, to Establish an Affordable Housing Overlay Zone upon Block 7200 Lot 3.02 to be Developed Subject to Certain Conditions and Requirements**

**Applications:**

**PPM1823 ~ Countryside Developers, Inc.,  
'Manalapan Logistics Center'  
203 HWY 33 ~ Block 78 / Lot 12.02  
Preliminary and Final Major Site Plan  
*Carried from February 27, 2020 to  
April 23, 2020: Meeting Cancelled  
Carried to June 11, 2020 - Applicant Requested  
to be Further Carried to July 9, 2020***

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**PMS1919 ~ The Evangelical Church of the  
Assemblies of God  
620 Craig Road ~ Block 25 / Lot 14  
Preliminary Major Site Plan  
Applicant Requested to be Carried to June 25, 2020**

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Tentative Future  
Applications:**

**PBM1514A ~ Monmouth Heights Community  
Association  
One Ryan Road ~ Block 1702 / Lot 50  
Amended Final Minor Site Plan  
Status: Deemed Incomplete**

**PAM1907 ~ People Mover, LLC & Re-Hold, Inc.  
Bridge Plaza Office Condominium  
300 Bridge Plaza Drive ~ Block 3.03 Lot 9.04  
90 Bridge Plaza Drive ~ Block 3.03 Lot 8.02  
Amended Preliminary and Final Site Plan  
Status: Under Completeness Review**

**Adjournment**