

AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

VIRTUAL PUBLIC MEETING

March 11, 2021

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:

February 25, 2021

Members Eligible to Vote:

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

Ordinance 2021-04

**An Ordinance Amending and Supplementing
Chapter 95, "Development Regulations", Section
95-14, "Article XIV: Affordable Housing
Development Fees", Providing for an Exemption
from Development Fees for Owner-Occupied
Residential Structures, Demolished and Replaced
as a Result of a Fire, Flood or other Natural
Disaster.**

Ordinance 2021-05

**An Ordinance Amending Chapter 95,
"Development Regulations", Article V, Zoning
District Regulations of the Township of Manalapan
to Establish a New Affordable Housing Zoning
District Entitled, "AF-MF AFFORDABLE HOUSING
MULTI FAMILY ZONE".**

Application:

PPM2036 ~ Toll Bros., Inc.
Iron Ore Road
Block 72 / Lots 10.01, 11.06, 11.07
Preliminary Major Subdivision (Phase 1 & 2)
Final Major Subdivision (Phase 1)
Preliminary and Final Major Site Plan (Phase 1)

Tentative Future Applications:

PPM2031~ K. Hovnanian at Manalapan V, LLC,
"Pinebrook Crossing"
Wilson Avenue @ Sobeckko Road
Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan
Carried to March 25, 2021

PPM2060 ~ JG2 Manalapan Residential
Development, LLC
Franklin Lane ~ Block 7 / Lots 14.03 & 15.01
Preliminary and Final Major Site Plan
Status: Complete

PPM2104 ~ Stavola Asphalt Company
The Villages at Manalapan Ridge
Stavola Woodward Road-Office
Stavola Woodward Road-Retail
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Preliminary and Final Major Site Plan
Preliminary and Final Site Plan
Status: Complete

PPM2105 ~ Nicolas Cipas
22 Sobeckko Road ~ Block 29 / Lot 31.03
Preliminary and Final Site Plan
Status: Under Completeness Review

PPM2106 ~ Mercer Realty Partners, LLC
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7
Preliminary and Final Major Site Plan
Status: Under Completeness Review

**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
*Status: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment