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## 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 @ Sobechko 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 Sobechko 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