

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

VIRTUAL PUBLIC MEETING

December 9, 2021

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, Acting Secretary

Swearing in of Professionals:

Ronald D. Cucchiaro, Esq.

Minutes for Review:

October 14, 2021

Members Eligible to Vote:

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

October 28, 2021

Members Eligible to Vote:

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

Resolutions:

PFM2031 ~ K. Hovnanian at Manalapan V, LLC,
"Pinebrook Crossing"

Final Major Site Plan

Wilson Avenue and Sobechko Road

Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01

Members Eligible to Vote:

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

PFM1919 ~ The Evangelical Church of the
Assemblies of God

620 Craig Road ~ Block 25 / Lot 14

Amended Preliminary Major Site Plan

Final Major Site Plan

Members Eligible to Vote:

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

Application:

PPM2104 ~ Stavola Asphalt Company
Manalapan Landing
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
Carried from November 11, 2021

Ordinance:

Ordinance 2021-19
An Ordinance Amending the Code of the Township of
Manalapan to Adopt the Redevelopment Plan for the
Properties Known as the Gaitway Redevelopment
Area of Block 73 / Lots 1-8; Block 74 / Lots 6-10,
11.01 & 12 and Block 75 / Lots 1-8

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
Status: Complete

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: Complete

PMS1909 ~ Elton Point Partnership
Route 537 ~ Block 84.01 / Lot 9.03
Preliminary Major Subdivision
Status: Complete

PMS2061 ~ Anthony Mazzei
314 Tennent Road
Block 19 / Lot 40.01
Preliminary Major Subdivision
Status: Complete

PPM2043 ~ Woodward Estates, Inc.
Millhurst Road ~ Block 67 / Lots 22, 25, 32, 35.02
Preliminary and Final Major Subdivision and
Preliminary and Final Major Site Plan
Status: Complete

**PFS1507-C ~ Stacar Properties of New Jersey
Kitchen and Bath Showroom
330 HWY 9 ~ Block 8 / Lot 3.01
Amended Site Plan
*Status: Incomplete***

**PMA2149 ~ Village at Battleground Neighborhood
Association, Inc., c/o Association
Advisors NJ
2 Yates Road ~ Block 6513 & 6514 / Lot 1
Amended Preliminary and Final Site Plan
*Status: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment