

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

VIRTUAL PUBLIC MEETING

January 27, 2022

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:

January 13, 2022

Members Eligible to Vote:

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

Resolution:

PPM2060~JG2 Manalapan Residential Development,  
LLC

Franklin Lane ~ Block 7 / Lots 14.03 & 15.01  
Preliminary and Final Major Site Plan

Members Eligible to Vote:

Brown, Castronovo, Ginsberg, Kwaak, McNaboe,  
Jacobson, Kastell, Shorr

Application:

PMS2061 ~ Anthony Mazzei

314 Tennent Road

Block 19 / Lot 40.01

Preliminary Major Subdivision

Tentative Future  
Applications:

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 to February 11, 2022

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

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: Complete

PMS2201~Mary Sulikowski  
360 Pine Brook Road  
Block 4.04 / Lot 12.02  
Preliminary and Final Major Subdivision  
Status: Under Completeness Review

PMS2132 ~ Yeshivas Tiferes Naftoli  
Torah Institute of Central Jersey, Inc.  
364 Union Hill Road, Block 3.03 / Lot 8.01  
Minor Site Plan  
Status: Under Completeness Review

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**