

**AGENDA**  
**MANALAPAN TOWNSHIP PLANNING BOARD**

**VIRTUAL PUBLIC MEETING**

**February 10, 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 27, 2022**

**Members Eligible to Vote:**

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

**Resolution:**

**PPM2104 ~ Stavola Asphalt Company  
Manalapan Landing  
Woodward Road and Route 33  
Block 7232 / Lots 1.04, 1.06 and 2.04  
Bifurcated Preliminary and Final Major  
Subdivision Approval  
Preliminary and Final Site Plan Approval with  
Ancillary Variance Relief~Residential Portion Only  
Members Eligible to Vote:  
Fisher, Brown, Castronovo, Ginsberg, D'Agostino,  
Kwaak, McNaboe, Jacobson, Hogan**

**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 from January 13, 2022**

PMS1745EXT ~ RWF 33, LLC, Successor in Interest to  
Joseph Skeba  
Route 33 East ~ Block 74 / Lot 23.02  
Extension of Time for Preliminary Site Plan Approval

**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*

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: Complete*

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