

[Click Here For Resources](#)

## AGENDA

### MANALAPAN TOWNSHIP PLANNING BOARD

VIRTUAL PUBLIC MEETING

March 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:

February 24, 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:

PFS1507-C ~ Stacar Properties of New Jersey

Kitchen and Bath Showroom

330 HWY 9 ~ Block 8 / Lot 3.01

Amended Site Plan

PPM2106 ~ Mercer Realty Partners, LLC

51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7

Preliminary and Final Major Site Plan

Carried from February 24, 2022

**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 April 14, 2022*

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*

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

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**