

**AGENDA**  
**MANALAPAN TOWNSHIP PLANNING BOARD**  
IN-PERSON PUBLIC MEETING  
COURTROOM – TOWN HALL  
June 9, 2022  
7:30 P.M.

**Call to Order:** Kathryn Kwaak, Chairwoman  
**Open Public Meeting Notice**  
**Salute to the Flag**

**TV Disclosure Statement:** Daria D’Agostino, Secretary  
**Roll Call**

**Swearing in of Professionals:** Ronald D. Cucchiaro, Esq.

**Minutes for Review:** May 26, 2022  
**Members Eligible to Vote:**  
Fisher, Brown, Ginsberg, D’Agostino, Kwaak,  
McNaboe, Jacobson, Kastell, Shorr

**Resolution:** PCR2225 ~ Manalapan-Englishtown Regional  
School District  
Pine Brook Elementary School  
155 Pease Road ~ Block 14 / Lot 2.03  
**Capital Review**  
**Members Eligible to Vote:**  
Fisher, Ginsberg, D’Agostino, Kwaak, McNaboe,  
Jacobson, Kastell, Schorr

**Applications:** PMS1909 ~ Elton Point Partnership  
Route 537 ~ Block 84.01 / Lot 9.03  
Preliminary Major Subdivision  
**Carried from May 26, 2022**

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 Major Site Plan  
**Carried to July 28, 2022**

**Tentative Future Apps.**

PPM2106 ~ Mercer Realty Partners, LLC  
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7  
Preliminary and Final Major Site Plan  
To be heard before Zoning Board for Interpretation

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  
Complete- Action currently pending in Superior Court

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

PMS2061A ~ Anthony Mazzei  
314 Tennent Road ~ Block 19 / Lot 40.01  
Preliminary Major Subdivision  
Status: Under Completeness Review

PMS2220 ~ Ironfire LLC  
150 Woodward Road ~ Block 66 / 18.01  
Preliminary and Final Major Site Plan  
Status: Under Completeness Review

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

PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan  
Status: Under Completeness Review

PMS2223 ~ Veolia Water New Jersey, Inc.  
103 Wilson Avenue ~ Block 47 / Lot 46.04  
Preliminary and Final Major Site Plan  
Status: Under Completeness Review

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment