

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING
COURTROOM – TOWN HALL

July 28, 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: June 9, 2022
Members Eligible to Vote:
Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan, Kastell, Shorr

July 14, 2022
Members Eligible to Vote:
Fisher, Brown, Castronovo, Kwaak, McNaboe, Jacobson, Kastell, Shorr

Resolutions: PMS1909 ~ Elton Point Partnership
Route 537 ~ Block 84.01 / Lot 9.03
Preliminary Major Subdivision -
Approved June 9, 2022
Members Eligible to Vote:
Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan

PMS1745EXT ~ RWF 33, LLC Successor in interest to Joseph Skeba, Deceased~ Skeba Warehouse
Hwy 33 ~ Block 74/ Lot 23.02
Extension of Time - Preliminary Site Plan Approval -
Approved February 10, 2022
Members Eligible to Vote:
Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan

Public Hearing:

Hearing to Consider Adopting a Report Entitled
“Farmland Preservation Plan” to Amend the Master
Plan of the Township of Manalapan

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
Carried from June 9, 2022

**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
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: Extension of Time for Board to Act August 31,
2022*

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

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

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***

**PMS2238 ~ Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
Preliminary and Final Major Site Plan
*Status: Under Completeness Review***

**PFM1724 ~ Manalapan Crossing
162 HWY 33 ~ Block 66 / Lot 8.01
Amended Preliminary and Final Major
Subdivision and Site Plan
*Status: Under Completeness Review***

**PMS2242 ~ Drew Robustelli
34 Mulberry Drive ~ Block 66.01 / Lot 17
Minor Subdivision
*Status: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment