

**AGENDA**  
**MANALAPAN TOWNSHIP PLANNING BOARD**  
**IN-PERSON PUBLIC MEETING**  
**COURTROOM – TOWN HALL**  
**July 14, 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:

June 9, 2022

Members Eligible to Vote:

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

Resolution:

PMS1909 ~ Elton Point Partnership  
Route 537 ~ Block 84.01 / Lot 9.03  
Preliminary Major Subdivision

Members Eligible to Vote:

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

PMS2201 ~ Mary Sulikowski  
360 Pine Brook Road ~ Block 4.04 / Lot 12.02  
Preliminary Major Subdivision

Members Eligible to Vote:

Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe,  
Jacobson, Hogan

PMS2061A ~ Anthony Mazzei (Denial)  
314 Tennent Road ~ Block 19 / Lot 40.01  
Preliminary Major Subdivision

Members Eligible to Vote:

Fisher, Brown, D'Agostino, Kwaak, McNaboe, Jacobson

PFS1507-C ~ Stacar Properties - Kitchen & Bath Showroom  
330 Hwy 9 ~ Block 8/ Lot 3.01  
Amended Site Plan

Members Eligible to Vote:

Brown, Castronovo, D'Agostino, Kwaak, McNaboe,  
Jacobson

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

Members Eligible to Vote:

Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe,  
Jacobson, Hogan

**Applications:**

PMS2201 ~ Mary Sulikowski  
360 Pine Brook Road ~ Block 4.04 / Lot 12.02  
Final Major Subdivision  
**Board Must Act By: October 27, 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: 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: Under Completeness Review**

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**

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**