

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

Lisa Urso-Nosseir, Recording Secretary

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, Shorr

Ordinance:

Ordinance 2022-12: An Ordinance Further
Amending Chapter 96, "Gaitway Redevelopment
Area", Section 96-2, "Adoption of Redevelopment
Plan", of the Code of the Township of Manalapan,
Amending and Supplementing Section 2.6.4 of the
Gaitway Redevelopment Plan

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

PMS2201 ~ Mary Sulikowski
360 Pine Brook Road ~ Block 4.04 / Lot 12.02
Preliminary Major Subdivision -
Approved March 24, 2022

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 -
Denied January 27, 2022

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 - Approved March 24, 2022

Members Eligible to Vote:

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

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***

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
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: 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