

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

August 25, 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:**

**August 11, 2022**

**Members Eligible to Vote:**

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

**Applications:**

**PMS2061A ~ Anthony Mazzei  
314 Tennent Road ~ Block 19 / Lot 40.01  
Preliminary Major Subdivision**

**PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan**

**Tentative Future  
Applications:**

**PPM2104 ~ Stavola Asphalt Company  
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 to October 13, 2022**

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

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

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

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  
2 Veronica Court ~ Block 66 / Lot 4.01  
Minor Subdivision  
Status: Under Completeness Review

PMS2129 ~ The Place at Manalapan, LLC  
c/o Community Investment Strategies, Inc.  
Route 33 ~ Block 72.01 / Lot 69  
Final Major Site Plan  
*Status: Under Completeness Review*

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**