

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

November 10, 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:

October 27, 2022

Members Eligible to Vote:

*Fisher, Brown, Castronovo, Kwaak, McNaboe,  
Jacobson, Hogan, Kastell*

Resolutions:

PPM2104 ~ Stavola Asphalt Company  
Stavola Woodward Road - Medical Office  
Woodward Road and Route 33  
Block 7232 / Lots 1.04, 1.06 and 2.04  
Bifurcated Preliminary and Final Major Site Plan  
*Carried from October 27, 2022*

Members Eligible to Vote:

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

Application:

PMS2222A ~ Veolia Water of New Jersey, Inc.  
103 Wilson Avenue ~ Block 47 / Lot 46.04  
Amended Minor Site Plan - Office Trailer

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  
Revised Plans to be Submitted

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  
Carried to December 8, 2022

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

PFM1724 ~ Manalapan Crossing  
162 HWY 33 ~ Block 66 / Lot 8.03  
Amended Preliminary and Final Major  
Subdivision and Site Plan  
Status: Under Completeness Review

PPM2255 ~ LPG Capital, LLC  
Kinney Road and Sweetmans Lane  
Block 79 / Lots 21.01 and 21.02  
Preliminary and Final Major Site Plan  
Status: Under Completeness Review

PMS1745A ~ RWF 33, LLC, Estate of Joseph Skeba  
Highway 33 and Smithburg Road  
Block 74 / Lot 23.02  
Amended Preliminary Major Site Plan  
Status: Under Completeness Review

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment