

MANALAPAN TOWNSHIP PLANNING BOARD

REORGANIZATION MEETING AGENDA

JANUARY 12, 2023

7:30 PM

- **Call to Order:** Lisa Urso-Nosseir, Acting Recording Secretary
- **Open Public Meetings Notice**
- **Television Disclosure Statement**
- **Salute to the Flag**

- **Oaths of Office:** Jack McNaboe

- **Chief Richard Hogan**
- **Kathryn Kwaak**
- **John Castronovo**
- **Barry Fisher**
- **Steven Kastell**
- **Brian Shorr**
- **Nunzio Pollifrone**

- **Roll Call:** Lisa Urso-Nosseir, Acting Recording Secretary

- **Executive Session**

- **Nomination for Chairperson**

Resolutions:

Resolution Appointing Chairperson

Nominations for Secretary

Resolution Appointing Secretary

Nominations for Vice Chairperson

Resolution Appointing Vice Chairperson

Nominations for Recording Secretary

Resolution Appointing Recording Secretary

2023 Meeting Schedule

Resolution Setting Forth 2023 Schedule

Appointments for 2023:

Administrative Officer

Board Attorney

Board Engineer/Conflict Engineer

Board Planner/Conflict Planner

**Designation of
Official Newspaper:**

The Asbury Park Press

**Swearing in of
Professionals:**

Ronald D. Cucchiaro, Esq.

Minutes for Review:

December 8, 2022

Members Eligible to Vote:

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

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 December 8, 2022

Members Eligible to Vote:

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

PPM2104 ~ Stavola Asphalt Company

Stavola Woodward Road – RETAIL

Woodward Road and Route 33

Block 7232 / Lots 1.04, 1.06 and 2.04

Bifurcated Preliminary and Final Major Site Plan

Carried from December 8, 2022

Members Eligible to Vote:

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

PMS2222A ~ Veolia Water of New Jersey, Inc.

103 Wilson Avenue ~ Block 47 / Lot 46.04

Amended Minor Site Plan – Office Trailer

Members Eligible to Vote:

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

Application:

PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Carried from December 8, 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

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

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: Complete

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

**PMS2266 ~ Rising Sun Properties, LLC
148 Freehold Road ~ Block 21 / Lot 4.01
Minor Subdivision
Status: Under Completeness Review**

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment