

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

February 23, 2023

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:

February 9, 2023

Members Eligible to Vote:

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

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 February 9, 2023*

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 February 9, 2023*

Members Eligible to Vote:

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

**Applications:**

PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan  
Carried from January 12, 2023

PPM2255 ~ LPG Capital, LLC  
Kinney Road and Sweetmans Lane  
Block 79 / Lots 21.01 and 21.02  
Preliminary and Final Major Site Plan  
Carried from February 9, 2023

**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  
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

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: 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: Incomplete

**PFM2306 ~ Millhurst Development Partnership**  
**Highway 33 and Sweetmans Lane**  
**Block 78 / Lot 5.01**  
**Preliminary and Final Major Site Plan**  
**Status: Under Completeness Review**

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**