

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

February 9, 2023

7:30 P.M.

Call to Order:
Open Public Meeting Notice
Salute to the Flag

Kathryn Kwaak, Chairwoman

Oath of Office:

Jack McNaboe, Committeeman,
for Brian Shorr, Alternate #1

TV Disclosure Statement:
Roll Call

Daria D'Agostino, Secretary

Swearing in of Professionals:

Ronald D. Cucchiaro, Esq.

Minutes for Review:

January 12, 2023

Members Eligible to Vote:

*Fisher, Brown, Castronovo, D'Agostino, Jacobson,
Kwaak, McNaboe, Hogan, Kastell, 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 January 12, 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 January 12, 2023
Members Eligible to Vote:
*Fisher, Brown, Castronovo, D'Agostino, Kwaak,
McNaboe, Jacobson, Hogan, Kastell*

Application:

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

**Tentative Future
Applications:**

PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Carried to February 23, 2023

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

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: Under Completeness Review***

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment