

# AGENDA

## MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

June 8, 2023

7:30 P.M.

**Call to Order:** Kathryn Kwaak, Chairwoman  
**Open Public Meeting Notice**  
**Salute to the Flag**

**TV Disclosure Statement:** Daria D'Agostino, Secretary  
**Roll Call**

**Swearing in of Professionals:** Ronald D. Cucchiaro, Esq.

**Minutes for Review:** April 27, 2023  
*Members Eligible to Vote:*  
*Brown, Castronovo, D'Agostino, Hogan, Fisher, Jacobson, Kwaak, McNaboe, Kastell, Shorr, Pollifrone*

May 11, 2023  
*Members Eligible to Vote:*  
*Brown, Fisher, Castronovo, D'Agostino, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Shorr, Pollifrone*

**Applications:** PAS2222 ~ CMP of Manalapan Realty, LLC  
363 HWY 33 ~ Block 74/ Lot 13.02  
Amended Final Site Plan  
*Carried from April 27, 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 April 27, 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

PFM1724 ~ Manalapan Crossing  
162 HWY 33 ~ Block 66 / Lot 8.03  
Amended Preliminary and Final Major  
Subdivision and Site Plan  
Status: Special Meeting on June 29, 2023

PMS2238 ~ Monmouth Battlefield Flex Co., LLC  
Route 33 ~ Block 79.02 / Lots 2, 3 & 5  
Preliminary and Final Major Site Plan  
Status: Carried to June 22, 2023

PMS2266 ~ Rising Sun Properties, LLC  
148 Freehold Road ~ Block 21 / Lot 4.01  
Minor Subdivision  
Status: Complete

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

PFM2308 ~ Lamb Lane Stables, LLC  
Lamb Lane ~ Block 74 / Lot 14.02  
Preliminary and Final Major Site Plan  
Status: Complete

PMS2314~Vincent Tornatore  
45 Saube Drive ~ Block 339 / Lot 12.01  
Two-Lot Minor Subdivision  
Status: Complete

PMS2319 ~ AAGWML - F Property LLC  
'Gaitway Farm Redevelopment - Phase 1'  
Route 33 and Woodward Road  
Block 73 ~ Lots 1 - 8; Block 74 ~ Lots 6 - 10 & 11.01;  
Block 74 ~ Lots 1 - 8  
Preliminary and Final Major Site Plan  
Status: Under Completeness Review

PFM2304~Four Seasons at Manalapan HOA  
44 Palomino Drive~Block 66.43~Lot 1  
Preliminary and Final Amended Site Plan  
*Status: Complete*

**Non Agenda Items:**

**Correspondence:**

**Public Portion:**

**Adjournment**