

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

September 28, 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: August 24, 2023
Members Eligible to Vote:
*Fisher, Brown, Castronovo, Jacobson, Kwaak
McNaboe, Hogan, Shorr, Pollifrone*

Resolutions:

2023-13 ~ An Ordinance of the Township of Manalapan Amending Chapter 95, "Development Regulations", Article V, "Zoning District Regulations", Subsection 95-5.6N", "AH-AP Affordable Housing Overlay District", of the Code of the Township of Manalapan
Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Shorr, Pollifrone

2023-15 ~ An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-9.2, "Improvement Standards", Subsection 95-9.2B, "Off-Street Parking", Pertaining to Parking Required in Shopping Centers
Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell

2023-16 ~ An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-3.4E, "Certificate of Continued Occupancy"

Members Eligible to Vote:

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

Application:

PMS2314~Vincent Tornatore
45 Saupe Drive ~ Block 339 / Lot 12.01
Two-Lot Minor Subdivision
Carried from August 24, 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

PAS2222 ~ CMP of Manalapan Realty, LLC
363 HWY 33 ~ Block 74/ Lot 13.02
Amended Final Site Plan
Status: Complete

PMS2238 ~ Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
Preliminary and Final Major Site Plan
Carried to November 9, 2023

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

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: Complete

PMS2323 ~ Marta Sajdak
63 Tracy Station Road ~ Block 51 / Lot 3.02
Preliminary Major Subdivision
Status: Complete

PMS2321 ~ Mill Contracting, LLC
705 Tennent Road ~ Block 11 / Lot 32
Amended Site Plan
Status: Under Completeness Review

Non Agenda Items:

Correspondence:

Public Portion:

Adjournment