

AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

April 25, 2024
7:30 P.M.

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

- TV Disclosure Statement Steve Kastell, Secretary
- Roll Call

- Swearing in of Professionals Ronald D. Cucchiaro, Esq

- Minutes for Review
March 14, 2024
Members Eligible to Vote
*Brown, Castronovo, Jacobson
Kwaak, McNaboe, Hogan, Kastell,
Pollifrone*

- Resolutions
PMS2266EXT - Rising Sun Properties, LLC
148 Freehold Road ~ Block 21 / Lot 4.01
Minor Subdivision – Approved 7/13/23 Memorialized 8/10/23
Resolution for Extension of Time to June 30, 2024
Members Eligible to Vote
*Fisher, Brown, Castronovo, Jacobson
Kwaak, McNaboe, Hogan, Kastell*

PMS2238 - Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
192,751 sq ft of Flex Space
Preliminary Site Plan Approval on 3/14/24
Members Eligible to Vote
Brown, Castronovo, Kwaak, Hogan, Pollifrone
**AT THE REQUEST OF THE APPLICANT, THE RESOLUTION
WILL BE MEMORIALIZED AT THE 5/9/24 PLANNING BOARD
MEETING.**

PFM2308 - Lamb Lane Stables, LLC
Lamb Lane ~ Block 74/Lot 14.02
Preliminary and Final Major Site Plan
Total of 11 building (10 stables and 1 Maintenance building)
Preliminary Site Plan Approval on 3/28/24

Members Eligible to Vote

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

- **Applications**

PMS2210 - CCG Real Estate, LLC

Wood Avenue~Block 49 / Lot 7

(3) Lot Minor Subdivision

To be rescheduled – no testimony

PFM2342 - Sweetmans Ln LLC

91 Sweetmans Lane ~ Block 8301 / Lot 24

Preliminary and Final Major Subdivision Plan

Preliminary and Final Major Site Plan

7 Lot Subdivision (6 lots, 1 basin)

PPM2046~American Properties at Manalapan, LLC

“Heritage at Manalapan”

Sawgrass Drive and Route 33

Block 7200 / Lot 3.02

Preliminary and Final Major Subdivision and Site Plan

(63) Single Family Homes;

(2) three-story AH buildings w/ 30 dwelling units

(1) 15,000 Sq Ft retail building

Non Agenda Items

Correspondence

Public Portion

Executive Session

Adjournment