

# 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**