

# AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

## IN-PERSON PUBLIC MEETING - TOWN HALL

May 23, 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 28, 2024  
Members Eligible to Vote  
*Fisher, Brown, Castronovo, Jacobson  
Kwaak, McNaboe, Hogan, Kastell, Shorr*  
  
May 09, 2024  
Members Eligible to Vote  
*Fisher, Brown, Castronovo, Jacobson  
Kwaak, McNaboe, Hogan, Kastell, Shorr*
  
- Resolutions  
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*  
**\*\*\*\*\*TO BE RESCHEDULED\*\*\*\*\***  
  
PCR2412 - Manalapan-Englishtown Middle School  
PCR2413 - Lafayette Mills Elementary School  
PCR2414 - Pine Brook Elementary School  
PCR2415 - Clark Mills Elementary School  
PCR2416 - John Dawes ELC  
PCR2417 - Milford Brooks Elementary School  
PCR2418 - Taylors Mills Elementary School  
Members Eligible to Vote  
*Fisher, Brown, Castronovo, Jacobson  
Kwaak, McNaboe, Hogan, Kastell, Shorr*

- **Resolutions (cont'd)**

**ORDINANCE NO. 2024-12**

Memorialization of Ordinance 2024-12 Amending Chapter 96, "Gaitway Redevelopment Area," Section 96-2, "adoption of redevelopment plan,"

Of the code of the Township of Manalapan, Amending and supplementing section 2.6.5 of the Gaitway Redevelopment Plan

**Members Eligible to Vote**

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

- **Applications**

**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

**PMS2319** - AAGWML – F Property LLC

Gaitway Farm Redevelopment – Phase 1

Route 33 and Woodward Road

Preliminary and Final Major Site Plan

Block 73 ~ Lots 1 – 8 | Block 74 ~ Lots 6 – 10 & 11.01 |

Block 75 ~ Lots 1 – 8

~575,600 sq. ft. Warehouse & ~55,003 sq. ft. Skate Park

**Non Agenda Items**

**Correspondence**

**Public Portion**

**Adjournment**

**Executive Session**