

**AGENDA**  
**MANALAPAN TOWNSHIP PLANNING BOARD**  
**IN-PERSON PUBLIC MEETING - TOWN HALL**

**June 27, 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** **April 25, 2024**  
Members Eligible to Vote  
*Fisher, Brown, Castronovo, Jacobson  
Kwaak, McNaboe, Hogan, Kastell, Shorr*
  
- **Planning Board Review of Ordinances** **Draft** – Revised Municipal Storm Water Control Ordinance  
  
**2024-18** - AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, 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 FOR RESTAURANTS AND SHOPPING CENTERS.
  
- **Resolutions** **PPM2046**~American Properties at Manalapan, LLC  
"Heritage at Manalapan"  
Sawgrass Drive and Route 33  
Block 7200 / Lot 3.02  
Preliminary 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  
Members Eligible to Vote  
*Fisher, Brown, Castronovo, Jacobson  
Kwaak, McNaboe, Hogan, Kastell, Shorr*

- **Application**

**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

Hearing # 3

**Non Agenda Items**

**Correspondence**

**Public Portion**

**Adjournment**

**Executive Session** – if needed