

# AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

## IN-PERSON PUBLIC MEETING - TOWN HALL

October 10, 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 **September 12, 2024 Meeting Minutes**  
*Members Eligible to Vote*  
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Shorr, Pollifrone, Givelekian*
  
- Resolutions **PFM2342 – 91 Sweetmans Lane, LLC**  
Preliminary and Final Major Subdivision Approval with Design Waiver Relief  
Block 8301 Lot 24  
91 Sweetmans Lane  
*Members Eligible to Vote*  
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Schorr, Givelekian*  
  
**PPM2043EX Woodward Estates, Inc.**  
Block 67 / Lots 22, 25, 32, 35.02 - Millhurst Road  
Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan  
One Year Extension to 10/27/25  
*Members Eligible to Vote*  
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Shorr, Pollifrone, Givelekian*  
  
**PMS2314EX Vincent Tornatore**  
Block 339 Lot 12.01 - 45 Saupe Drive  
Minor Subdivision Approved 1/11/24 Memorialized 2/8/24  
**Extension of Time to 12/31/24**  
*Members Eligible to Vote*  
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Shorr, Pollifrone, Givelekian*

**PMS2266EX2 Rising Sun Properties**

Block 21 Lot 4.01 – 148 Freehold Road

Minor subdivision Approved 7/13/23 Memorialized 8/10/23

**Extension of Time #2 to 11/30/24**

**Members Eligible to Vote**

*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe,  
Shorr, Pollifrone, Givelekian*

**PPM2104A Stavola Asphalt Co – Medical Office**

Amended Site Plan

Block 7232 Lot 1.07 / Woodward Road

Modification/Elimination of Condition of Approval #12

Resolution memorialized March 23, 2023

**Members Eligible to Vote**

*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe,  
Shorr, Pollifrone, Givelekian*

- **Application**

**PPM2036 Toll Brothers Canter Square - PHASE 2**

Final Major Subdivision

Block 72 Lot 11.07 / Block 72.06 Lot 27 / Block 72.07 Lot 59

Block 72.10 Lots 110 & 112

Iron Ore Road (County Route 527A) & N.J.S.H. Route 33 West  
Completeness and Engineering Rvw #1- 8/1/24

**Non Agenda Items**

**Correspondence**

**Adjournment**