

AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

**IN-PERSON PUBLIC MEETING - TOWN HALL
April 24, 2025
7:30 P.M.**

- **Call to Order** **Chairwoman Kwaak**
- **Open Public Meetings Notice**
- **Salute to the Flag**

- **Television Disclosure Statement** **John Castronovo, Secretary**
- **Roll Call**

- **Swearing in of Professionals** **Ronald D. Cucchiaro, Esq**

- **Minutes for Review** **March 27, 2025**
Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Pollifrone, Givelekian

- **Ordinance Review No. 2025-02** **Ordinance Review:** Land Use Ordinance No. 2025-02 introduced by the Manalapan Township Committee on March 26, 2025 with a public hearing date of April 30, 2025.
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 95 "DEVELOPMENT REGULATIONS" ARTICLE V "ZONING DISTRICT REGULATIONS" REGARDING THE ESTABLISHMENT OF NEW AH-TH AFFORDABLE HOUSING TOWNHOUSE OVERLAY DISTRICT FOR LOT 8.04 IN BLOCK 48.01 AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO"

- **Applications** **PMS2314A - Vincent Tornatore**
Block 339 Lot 12.03 - 1 Robin Court
Minor Subdivision Approved 1/11/24 Memorialized 2/8/24- 45 Saupe
The condition of approval on the minor subdivision stated the applicant would need to come back to the Planning Board if the new lot (12.03) could not comply with the bulk standards.

PMS1931A/PMS1931TS
Cardinale & Manalapan Crossing Associates
Amended Preliminary & Final Major Site Plan
Minor Technical Subdivision
Block 66 Lot 8.03 / 162 HWY 33 (Shoprite)
The amended plan is proposing to eliminate buildings B, C, and D and replace with a New Building B. No Change to Build A, E, F, and G
Hearing #1 – November 14, 2024 *Hearing #4 – February 27, 2025*
Hearing #2 – January 23, 2025 *Hearing #5*
Hearing #3 – February 13, 2025

- **Public Portion**
- **Correspondence**
- **Adjournment**
- **Executive Session**