

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

May 22, 2025

7:00PM

- Call to Order Chairwoman Kwaak
- Open Public Meetings Notice
- Salute to the Flag
- Television Disclosure Statement John Castronovo, Board Secretary
- Roll Call
- Swearing in of Professionals Board Attorney
- Minutes for Review April 24, 2025
Members Eligible to Vote:
Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Nelson
Givelekian
- Housing Element and Fair Share Plan To be Rescheduled
- Resolutions **PMS2323 Marta Sajdak**
63 Tracy Station Road ~ Block 51 / Lot 3.02
Preliminary Major Subdivision
Two-lot subdivision
Members Eligible to Vote:
Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell,
Pollifrone

PBE2504 – Michael and Jennifer Acquaviva
Minor Site Plan – 189 HWY 9 | Block 1803 Lot 1
424sf Building Addition
Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe,
Kastell, Nelson, Givelekian
- Applications **PPM2046 American Properties at Manalapan, LLC**
“Heritage at Manalapan”
Sawgrass Drive and Route 33 | Block 7200 / Lot 3.02
Final Site Plan
(63) Single Family Homes; (2) three-story AH buildings w/ 30
dwelling units; (1) 15,000 Sq Ft retail building
Approved: December 12, 2024
Returning to the Planning Board to amend prior approvals based
upon public roads.

PBE2443 – Anemos Greek Cuisine
Amended Site Plan Application
Block 10, Lot 19 | 305-331 Hwy 9
Proposed 25X35 FT Outdoor Covered Patio Area with 30 seats

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