

**AGENDA**  
**MANALAPAN TOWNSHIP PLANNING BOARD**

**IN-PERSON PUBLIC MEETING - TOWN HALL**

**June 12, 2025**

**7:00PM**

- **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** **Board Attorney**
  
- **Manalapan Township Housing Element and Fair Share Plan Adoption**
  
- **Resolutions**
  - 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  
Amended Preliminary and Final – Approved on May 22, 2025
  
  - PBE2442 - MSK Manalapan LLC**  
Amended Preliminary and Final Site Plan  
Block 66, Lot 18.01 – 150 Woodward Road  
Expand parking lot and additional stormwater management  
Existing parking 395 + 162 additional
  
- **Applications**
  - PPM2036 – Toll NJ I, LLC – Canter Square Phase 2**  
**Whispering Wood Hearing**  
Adopt Amended Phase II approval  
Block 72, Lot 11.07, Block 72.06, Lot 27, Block 72.07, Lot 59, Block 72.10,  
Lots 110 and 112 – Hwy 33, Iron Ore Road, La Valley Drive
  
  - PMS2314A - Vincent Tornatore**  
Block 339 Lot 12.03 - 1 Robin Court – Amended Subdivision  
Minor Subdivision Approved 1/11/24 Memorialized 2/8/24- 45 Saupe  
*Carried from April 24, 2025 Planning Board Meeting now transferred to the  
Zoning Board and the applicant will re-notice.*
  
  - 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 – April 24, 2025*  
*Hearing #3 – February 13, 2025                      Hearing #6 –*  
***To be rescheduled - No testimony tonight***

- **Public Portion**
- **Correspondence**
- **Adjournment**