TOWNSHIP OF MANALAPAN
PLANNING BOARD
MUNICIPAL BUILDING
120 COUNTY ROAD ROUTE 522
MANALAPAN TOWNSHIP, NJ 07726

NOTICE OF DECISION

PLEASE TAKE NOTICE, that the Manalapan Township Planning Board at its regularly scheduled meeting of October 8, 2026 denied an application of 51 Route 33, LLC (f/k/a Mercer Realty Partners, LLC) for property known and designated as Block 79.02, Lots 4.01, 4.02 and 7 as depicted on Tax Map of the Township of Manalapan and more specifically located at 51 New Jersey State Highway Route 33, New Jersey. The subject Property is located in the SED-5 Special Economic Development Zone District and the Route 33 Overlay Zone. The Manalapan Township Planning Board denied the Applicant's request for preliminary and final major site plan approval in order to consolidate three (3) lots into one (1) lot and to construct a 232,920 square foot flex space building, consisting of 2,675 square feet for contractor offices and shops, 2,675 square feet for production, processing and assembly establishments, 218,965 square feet for warehousing, 2,675 feet for whole sale trade establishments, 4,400 square feet for office space and 1,530 square feet of common corridor space in addition to other site improvements. The Applicant also sought variance relief in regard to the size of a ground directory sign and design waiver relief in connection with curbing and sidewalk.

The Planning Board memorialized its decision in a Resolution adopted by the Planning Board on November 12, 2026. A copy of the Resolution is on file along with the Application package, Plans and Reports in connection with this matter and are available for public inspection in the Manalapan Township Planning and Zoning Office located at the Manalapan Township Municipal Building, 120 Route 522, Manalapan, New Jersey 07726 during normal business hours.

Nancy McGrath
Manalapan Township Planning
And Zoning Department