

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726

Planning Board Minutes
Reorganization and Public Meeting
January 23, 2025

Chairwoman Kathryn Kwaak called the meeting to order a 7:32pm with the reading of the Open Public Meetings Act. The salute to the flag followed.

Mr. Castronovo read the TV Disclosure Statement and took the Roll Call of the Board.

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Barry Jacobson
Chairwoman Kwaak, Jack McNaboe, Steve Kastell, Mayor Eric
Nelson, Nunzio Pollifrone

Absent from meeting: Chief Richard Hogan, Pat Givelekian

Also present: Ronald Cucchiaro, Esq, Planning Board Attorney
Jennifer Beahm PE, PP, Board Planner
Jordan Rizzo, PE Planning Board Engineer
Nancy McGrath, Board Secretary

Minutes:

A Motion was made by Mr. Jacobson and Seconded by Mr. Kastell to approve the minutes from the January 09, 2025 meeting as written.

Yes: Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Nelson
No: None
Absent: Hogan, Pollifrone
Abstain: None
Not Eligible: Givelekian

Resolutions

PBE2438 - 59 Pension Hill LLC

Minor Subdivision
Block 14.06 Lot 59 | 21 and 23 Pension Hill Road
Subdivide lot directly through duplex in order to sell each unit separately

Mr. Cucchiaro explained that the applicant required additional time to review the resolution. As a result, the resolution will be carried to the next Planning Board meeting on February 13th.

Applications

PMS1931A/PMS193TS - 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 held on November 14, 2024
Hearing #2

<The applicant provided a court reporter for the proceedings. Please refer to the transcripts for full details to be included as part of the meeting minutes.>

Mr. Cucchiaro announced that this application will continue at the February 13th Planning Board meeting at 7:30pm. No further notice to property owners is required.

Correspondence – None

Non-Agenda Items – No one from the public came forward to discuss any non-agenda items.

Chairwoman Kwaak announced the next meeting is Thursday, February 13, 2025 at 7:30.

Adjournment – Mr. McNaboe made a motion to adjourn the meeting at approximately 9:00 pm

Nancy McGrath
Recording Secretary