

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

Planning Board Minutes
Reorganization and Public Meeting
February 13, 2025

Chairwoman Kathryn Kwaak called the meeting to order a 7:31pm 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: Todd Brown, John Castronovo, Barry Jacobson
 Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve
 Kastell, Mayor Eric Nelson, Nunzio Pollifrone, Pat Givelekian

Absent from meeting: Barry Fisher

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. Brown and Seconded by Mr. Jacobson to approve the minutes from the January 23, 2025 meeting as written.

Yes: Brown, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Nelson,
 Pollifrone

No: None

Absent: Fisher

Abstain: None

Not Eligible: Hogan, 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

A Motion was made by Mr. Hogan and Seconded by Mr. Kastell to approve the 59 Pension Hill, LLC resolution for Minor Subdivision with Ancillary Variance and Design Waiver Relief as written.

Yes: Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Nelson

No: None

Absent: Fisher

Abstain: None

Not Eligible: Pollifrone, Givelekian

Application

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 - November 14, 2024
Hearing #2 - January 23, 2025
Hearing #3

<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.>

<Minor Corrections to the transcript>

Page 70: Lines 3-4; "power pit" should read "parapet"
Page 70: Line 11; "'it's" should read "I'm"
Page 72: Line 4; "termination" should read "determination"
Page 75: Line 6; "liability" should read "viability"
Page 75: Line 19; "determine" should read "determined"
Page 75: Line 20; "- -" should read entrance and exit"

Mr. Cucchiaro announced that this application will continue at the February 27, 2025 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 27, 2025 at 7:30.

Adjournment – Mr. Jacobson made the motion and was seconded by Mr. Hogan to adjourn the meeting at approximately 10:02pm.

Nancy McGrath
Recording Secretary