

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

Planning Board Minutes
Reorganization and Public Meeting
February 27, 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: Barry Fisher, John Castronovo, Barry Jacobson
Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve
Kastell, Mayor Eric Nelson, Nunzio Pollifrone, Pat Givelekian

Absent from meeting: Todd Brown

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. Fisher and Seconded by Chief Hogan to approve the minutes from the February 13, 2025 meeting with the minor corrections to the transcript listed below.

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"

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

Application

PBE2501 – G6 Farm, LLC

Minor Subdivision (Lot Line Adjustment)
Block 84 Lot 14.02 and 14.06 | 7 and 11 Mill Road

Applicant requested to be carried to the March 13, 2025 Planning Board Meeting. Mr. Cucchiaro announced that the applicant will be carried to the March 13th Planning Board Meeting and no further noticing to the property owners is required.

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 – February 13, 2025

<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 March 27, 2025 Planning Board meeting at 7:30pm. No further notice to property owners is required.

PMS1745 – RWF 33 LLC (Skeba)

Final Site Plan

Block 74, Lot 23.02 | Hwy 33

Two warehouse buildings totaling 952,720 +/- SF

Amended Preliminary Site Plan approved 5/11/23; memorialized 6/8/23

<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.>

A motion was made by Mr. Hogan, seconded by Mr. Fisher to approve the RWF 33 LLC application for Final Site Plan with a waiver from the sidewalk requirement in exchange for payment in lieu.

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

Correspondence – None

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

Chairwoman Kwaak asked the Board if there was anything else to discuss. Committeeman McNaboe acknowledged the passing of attorney Jerry Sonnenblick, a frequent presence before the Planning Board over the years. He described him as a gentleman and a true professional and he will be deeply missed.

Chairwoman Kwaak announced the next meeting is Thursday, March 13, 2025 at 7:30pm

Adjournment – Mr. Hogan made the motion to adjourn the meeting at 10:21pm

Nancy McGrath
Recording Secretary