

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

**Planning Board Minutes**  
**Public Meeting**  
**June 26, 2025**

Chairwoman Kathryn Kwaak called the meeting to order at **7:30pm** 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, Chief Hogan, Steve  
Kastell, Nunzio Pollifrone, Pat Givelekian

Absent from meeting: Mayor Eric Nelson

Also present: Richard Brigliadoro, Esq., Planning Board Attorney  
Nancy McGrath, Board Secretary

**Resolutions**

**PPM2036 – Toll NJ I, LLC – Canter Square Phase II**  
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

A Motion was made by Mr. Fisher and seconded by Mr. Castronovo to approve the Amended Final Major Subdivision resolution for Toll NJ I, LLC – Canter Square Phase II

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

**PBE2443 – Anemos Greek Cuisine**  
Amended Site Plan Application  
Block 10, Lot 19 | 305-331 Hwy 9  
Proposed 25X35 FT Outdoor Covered Patio Area with 30 seats

A Motion was made by Mr. Hogan and seconded by Mr. Jacobson to approve the Amended Site Plan resolution for Anemos Greek Cuisine.

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

**Ordinance Review 2025-14**

Land Use Ordinance No. 2025-14 introduced by the Manalapan Township Committee on June 11, 2025 with a public hearing date of July 9, 2025.

An ordinance further amending Chapter 96, “Gaitway Redevelopment Area,” section 96-2, “Adoption of Redevelopment Plan,” of the code of the Township of Manalapan, Amending and Supplementing Section 2, “Development Standards”, Subsection 2.2, “Permitted Principal Uses”, of the Gaitway Redevelopment Plan

Mr. Briigliodoro explained that this ordinance is a referral from the Township Committee. Under the Municipal Land Use Law, any land use ordinance must be referred to the Planning Board for a consistency determination with the Master Plan. There is no requirement for the Planning Board to hold its own public hearing since its role is limited to reviewing the ordinance and making a consistency determination.

Board Planner Ms. Jennifer Beahm submitted a letter dated June 26, 2025, which was summarized by Board Attorney Mr. Briigliodoro for both the Board Members and the few members of the public in attendance. The letter referenced the 2009 Master Plan Reexamination Report and was reaffirmed in the 2020 Reexamination Report. Both documents recommend that the Township explore opportunities to expand its commercial areas with particular focus on areas west of Englishtown. This ordinance is intended to build upon the existing Gaitway Redevelopment Area by expanding the range of principal uses permitted within the zone and is consistent with the Township’s Master Plan.

With no questions from the Board members, Chairwoman Kwaak invited public comment. She clarified, reiterating Mr. Briigliodoro’s earlier remarks, that any questions or comments regarding the ordinance should be directed to the Township Committee at their July 9th meeting.

A Motion was made by Mr. Hogan and Seconded by Mr. Fisher, that Ordinance 2025-14 is consistent with the Master Plan.

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

No members of the public came forward to speak on non-agenda items so Chairwoman Kwaak closed the public portion of the meeting. She announced the next Planning Board Meeting will be July 10th at 7:30 PM, after which Mr. Hogan motioned to adjourn the meeting.

Nancy McGrath  
Recording Secretary