

**TOWNSHIP OF MANALAPAN**  
**Agenda**  
**July 9, 2025**

**Workshop Session 5:00 p.m.**

1. Meeting called to order
2. Statement of compliance with Open Public Meetings Act
3. Roll Call
4. Executive Session – Closed to Public

**Public Portion of Meeting – 7:30 p.m.**

5. Public Portion of Meeting called to order
6. **Moment of silence and Salute to Flag**
7. **Recognition: - Manalapan Arts Council - Photo Contest Winners**
  - 1<sup>st</sup> Place – “A Soft Bloom and a Tiny Bee” - Kanupriya Gupta
  - 2<sup>nd</sup> Place – “Bee in Bloom” – Eugene Volkoff
  - 3<sup>rd</sup> Place – “Is that You” – Tom Flynn
8. **Presentation: - Manalapan Veterans Affairs Advisory Committee:**
  - Scholarship Award Winner - Gabrielle Vargo
  - One Soldier, One Dog, One Team Donation – Timothy Duffy
9. **Township Committee Reports**
10. **Public Hearings:**
  - A. Monmouth County Municipal Park Improvement Grant Program -**  
Dreyer All-Inclusive Playground Surfacing and Play Equipment
  - B. Ordinance No. 2025-14;** 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
11. **Public Comment Session – Agenda Items Only**  
*Please state your name and address clearly for the record*
12. **Workshop Session**  
**LEGAL**

**ENGINEERING**

- A.** Resolution Authorizing the Reduction of Performance Guarantee Requested by Toll Brothers Land Development for Canter Square at Manalapan-Water System Improvements, Block 72 Lots 10.01, 11.06 & 11.07 – Application No. PPM2036
- B.** Resolution Denying the Request for Release of the Performance Guarantee by New Gen Environmental Group, Inc. for Phase 3 Water Improvements, Block 66, Lot 8.01
- C.** Resolution Denying the Request for Release of the Performance Guarantee by New Gen Environmental Group, Inc. for Spine Road/Crossing Lane, Block 66, Lot 8.01
- D.** Resolution Denying the Request by Cardinale and Manalapan Crossing Associates 2, LLC for the Release of the Performance Guarantee for Manalapan Crossing – QuickChek, Block 66, Lot 8.03 and Authorizing a Reduction to the Performance Guarantee
- E.** Resolution Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing –

Restoration/Safety and Stabilization, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee

- F. Resolution Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing – Residential Phase 1, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee
- G. Resolution Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing – Residential Phase 3, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee

#### **CLERK**

- A. Items of New Business

#### **ADMINISTRATION**

- A. Resolution Authorizing Miscellaneous Concrete Repairs in Manalapan Township to S. Batata Construction Under Concrete Repair and Maintenance Contract
- B. Resolution Authorizing the Appointment of 2025 Summer Recreation Staff H for Manalapan Recreation
- C. Resolution Increasing the Bid Threshold with a Qualified Purchasing Agent
- D. Resolution Authorizing Application for Monmouth County Open Space Grant

#### **13. CONSENT AGENDA:**

ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

##### **Resolutions:**

- A. Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- B. Extending the Grace Period for August 2025 Property Tax Payments
- C. Authorizing the Reduction of Performance Guarantee Requested by Toll Brothers Land Development for Canter Square at Manalapan-Water System Improvements, Block 72 Lots 10.01, 11.06 & 11.07 – Application No. PPM2036
- D. Denying the Request for Release of the Performance Guarantee by New Gen Environmental Group, Inc. for Phase 3 Water Improvements, Block 66, Lot 8.01
- E. Denying the Request for Release of the Performance Guarantee by New Gen Environmental Group, Inc. for Spine Road/Crossing Lane, Block 66, Lot 8.01
- F. Denying the Request by Cardinale and Manalapan Crossing Associates 2, LLC for the Release of the Performance Guarantee for Manalapan Crossing – QuickChek, Block 66, Lot 8.03 and Authorizing a Reduction to the Performance Guarantee
- G. Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing – Restoration/Safety and Stabilization, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee
- H. Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing – Residential Phase 1, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee
- I. Denying the Request by New Gen Environmental Group, Inc. for the Release of the Performance Guarantee for Manalapan Crossing – Residential Phase 3, Block 66, Lot 8.01 and Authorizing a Reduction to the Performance Guarantee
- J. Authorizing Miscellaneous Concrete Repairs in Manalapan Township to S. Batata Construction Under Concrete Repair and Maintenance Contract
- K. Authorizing the Appointment of 2025 Summer Recreation Staff H for Manalapan Recreation
- L. Increasing the Bid Threshold with a Qualified Purchasing Agent
- M. Authorizing Application for Monmouth County Open Space Grant

#### **14. OLD BUSINESS:**

#### **15. NEW BUSINESS:**

##### **A. Resolutions:**

- 1) Approving **Bill List** Dated June 26, 2025 to July 9, 2025 Totaling **\$2,381,510.93**

**B. Ordinance Introduction and First Reading**

- 1) Ordinance No. 2025-15;** Ordinance Authorizing the Leasing of Certain Capital Equipment by the Township of Manalapan, New Jersey From the Monmouth County Improvement Authority and the Execution of a Lease and Agreement Relating Thereto

- C. Approval of Minutes:** Public Minutes: August 7, 2024; August 28, 2024; September 11, 2024; September 25, 2024; October 9, 2024; October 30, 2024; November 13, 2024; November 27, 2024; December 11, 2024; December 23, 2024

**D. Additional Resolutions – Clerk’s Report**

- 16. PUBLIC COMMENT – Non-Agenda Items Only**  
*Please state your name and address clearly for the record*

- 17. ADJOURNMENT**