

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

Planning Board Minutes
Public Meeting
August 28, 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, Mayor Eric Nelson, Nunzio Pollifrone, Pat Givelekian

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

Minutes for Review and Approval

A Motion was made by Mr. Fisher and Seconded by Chief Hogan to approve the minutes from the **July 24, 2025** meeting as written.

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

Resolution

PMS2323 Marta Tyminski (Sajdak)
63 Tracy Station Road ~ Block 51 / Lot 3.02
Preliminary Subdivision approved 12/12/24 and memorialized 5/22/25
Final Major Subdivision / Two-lot subdivision – approved 7/24/25

A Motion was made by Mr. Castronovo and Seconded by Mr. Fisher to memorialize the resolution for PMS2323 - 63 Tracy Station Road Marta Tyminski (Sajdak).

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

Re-Adopt Farmland Preservation Element of the Master Plan

Mr. Brigliadoro swore in Professional Planner, Ms. Jennifer Beahm before she gave an overview of the Farmland Preservation Element of the Master Plan.

Ms. Beahm noted that the township initially approved the Farmland Preservation Element of the Master Plan in 2022. However, in 2024, the State required certain revisions and asked that the updated plan be formally re-adopted to reflect those changes.

Ms. Beahm gave a brief overview of the changes that were made to the document.

- The State did further evaluation and some farms had to be removed from the preservation list for various reasons such as no longer farming or redevelopment.
- In Section 6, the State requested additional language clarifying whether the farms are located within the County’s designated target farm areas, along with a more detailed description of those areas. The State also asked for specific language outlining the eligibility criteria.

- Additionally, the State requested a few minor wording adjustments. For instance, the term “Farm property” should be revised to “Farm-Assessed property,” and “Freehold Soil Conservation” should be updated to “Freehold Soil Conservation District.”
- The State also wanted more language on the county’s agricultural growth and include references to NJ Land Link, Monmouth’s Field to Farm initiative, as well as Jersey Fresh. The State requested that these programs and resources be explicitly referenced in the documentation to enhance public awareness and promote participation.

Ms. Beahm said all those changes were made to the plan in 2024 and she will update the plan to read year 2025. She recommended that the Board act in the affirmative and re-adopt the plan.

The Board asked whether they had any influence over which farms the State proposes to remove from the preservation plan. Ms. Beahm explained that since the State will not provide funding for those properties, the Board really has no say in the matter. The township can fund on their own but it will not be cost effective for the town to maintain farmland preservation without assistance from the State.

Chairwoman Kwaak opened the floor to the public for comments/questions on this agenda item, but no one came forward. She then closed the public portion and called for a motion to re-adopt.

A Motion was made by Mr. Fisher and Seconded by Mr. Kastell to re-adopt the Farmland Preservation Element of the Master Plan with the date being updated to 2025.

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

Ms. Beahm said she will make the updates and coordinate with administration to make sure the information gets over to the State.
No members of the public came forward to speak on non-agenda items so Chairwoman Kwaak closed the public portion of the meeting.

As far as correspondence, Ms. McGrath indicated she received confirmation from the County that Canter Square map was filed (Case 327-15).

Chairwoman Kwaak announced that the next Planning Board meeting will be September 11 at 7:30 PM. She said that the meeting may start a little late because of the 9/11 ceremony at Town Hall earlier in the evening. She further stated that the Board would enter into Executive Session and would not reconvene for the Open Public portion of the meeting.

Executive Session

Ms. McGrath read the Resolution Authorizing an Executive Session and Committeeman McNaboe made the motion and Mr. Kastell seconded to approve and immediately adopt the resolution.

Mr. Castronovo did the roll call to enter into Executive session.

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

Nancy McGrath
Recording Secretary