

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

**Planning Board Minutes**  
**Public Meeting**  
**July 24, 2025**

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

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 for Review and Approval**

A Motion was made by Mr. Fisher and Seconded by Mr. Kastell to approve the minutes from the **May 8, 2025** meeting as written including the transcript provided by the attorney for the applicant.

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

A Motion was made by Mr. Castronovo and Seconded by Mr. Brown to approve the minutes from the **May 22, 2025** meeting as written.

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

A Motion was made by Chief Hogan and Seconded by Mr. Jacobson to approve the minutes from the **June 12, 2025** meeting as written.

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

A Motion was made by Mr. Kastell and Seconded by Mr. Fisher to approve the minutes from the **June 26, 2025** meeting as written.

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

**Resolutions**

**2025-14 Gaitway** - Amending and Supplementing Permitted Principal Uses – Consistency Determination.

A Motion was made by Mr. McNaboe and seconded by Chief Hogan, to memorialize the resolution for consistency determination of the 2025-14 Gaitway ordinance.

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

**Application**

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

Mr. Casper Boehm, counsel for the applicant, introduced Mr. John Ploskonka, the engineer providing testimony on the applicant’s behalf. Upon being sworn in, Mr. Ploskonka presented his credentials, noting that he is a licensed engineer in the State of New Jersey with over 50 years of experience, and has appeared before the Board at least 500 times. Mr. Ploskonka’s credentials were deemed sufficient by the Board Chair.

Mr. Ploskonka provided testimony in support of the applicant’s request for final subdivision approval. The application pertains to the construction of a single-family residence on a four-acre parcel located at the corner of New Beginnings Way and Tracy Station Road in Manalapan. The applicant previously appeared before the Board in December, at which time preliminary approval was granted, including certain variances and waivers as outlined in correspondence from both Mr. Rizzo and Ms. Beahm. Those conditions have since been addressed. The applicant is now seeking final approval, having recently obtained the necessary permit from the New Jersey Department of Environmental Protection (DEP), which was required to proceed. That permit allows the applicant to create an area for the one house on the corner of the two streets. The applicant has reviewed the technical comments provided in the reports from Mr. Rizzo and Ms. Beahm and can comply with those comments. The proposed home will be approximately 5,000 square feet, slightly reduced from the previously presented 5,600 square feet. The backyard plan will include a deck and a shed.

Ms. Beahm confirmed with Mr. Ploskonka that no new relief was required between the preliminary and final applications. Mr. Ploskonka stated that the application remained consistent as previously presented, and they now have DEP approval. Mr. Rizzo noted that while there were minor changes to the driveway and architectural footprint, these adjustments did not necessitate any new relief. The application remains a straightforward proposal for a single residence.

Chairwoman Kwaak asked if there were any further questions from the Board.

Ms. Beahm stated that the driveway relocation was recommended by Mr. Rizzo and is a better alternative than the original layout. As stated previously, the change does not require any additional variance relief and DEP approval has been received. Ms. Beahm had no further comments from a planning perspective. From an engineering standpoint, Mr. Rizzo said there are some technical comments and tree clearing permits that the applicant agreed to address as part of potential resolution compliance.

Mr. McNaboe asked about the sidewalk discussion from the previous hearing. It was confirmed that sidewalks will be installed only along Tracy Station Road and will not extend to the driveway on New Beginnings Way. A payment in lieu will be made to the sidewalk fund to account for no sidewalks on New Beginnings Way. Additionally, Mr. McNaboe confirmed that maintenance of the street edge along New Beginnings Way—including trimming back the trees—will be the responsibility of the property owner. This will be an ownership function and not a function of the Town. Chairwoman Kwaak confirmed that the existing stone driveway will be removed as well. With no further questions or comments from the Board, Chairwoman Kwaak opened the

application to the public. As no members of the public came forward to speak, the public portion was subsequently closed. Chairwoman Kwaak then requested a motion regarding the application.

A Motion was made by Chief Hogan and seconded by Mr. Fisher to approve the application for a 2-lot subdivision at 63 Tracy Station Road.

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

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 August 14th at 7:30 PM, after which Mr. Hogan motioned to adjourn the meeting.

Nancy McGrath  
Recording Secretary