AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL **September 25, 2025** 7:30PM

Call to Order

Chairwoman Kwaak

- **Open Public Meetings Notice**
- Salute to the Flag
- **Television Disclosure Statement**

John Castronovo, Secretary

Roll Call

Swearing in of Professionals

Board Attorney

Minutes for Review

September 11, 2025 Members Eligible to Vote:

Brown, Castronovo, Jacobson, Kwaak, McNaboe,

Nelson, Pollifrone, Givelekian

Ordinance / Zoning Amendment

Consistency Review

Ordinance No. 2025-20

An Ordinance of The Township of Manalapan, in the County of Monmouth, New Jersey, Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Exhibit 5-3 And 5-4 Pertaining to Permitted Uses in

Residential, Commercial, Industrial and Office Districts and Curbs and

Sidewalks on Vacant Lots

Resolution Re-adopt Farmland

Preservation

Amendment to the Farmland Preservation Plan

Approved at the August 28, 2025 meeting

Members Eligible to Vote:

Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan,

Kastell. Nelson

Resolution Appointing

Archaeologist

E2 Project Management Members Eligible to Vote:

Brown, Castronovo, Jacobson, Kwaak, McNaboe,

Nelson, Pollifrone, Givelekian

Application PBE2510 - Manalapan Market, Inc.

Minor Site Plan

Convert to a 51-seat Restaurant 299 HWY 9 - Block 10, Lot 21

- **Public Portion**
- Correspondence
- Adjournment