

TOWNSHIP OF MANALAPAN
Agenda
October 29, 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. **Public Hearings:**
 - A. **Ordinance No. 2025-16;** An Ordinance of the Township of Manalapan Amending and Supplementing Chapter 226, Entitled "Vehicles and Traffic," of the Code of the Township of Manalapan so as to Provide for the Enforcement of Title 39 Regulations at Block 7100, Lots 65 and 66 (The "Property") Known as Heritage at Manalapan
 - B. **Ordinance No. 2025-17;** An Ordinance of the Township Committee of the Township of Manalapan, County of Monmouth, New Jersey Amending and Supplementing Chapter 216, "Towing", of the Code of the Township of Manalapan
 - C. **Ordinance No. 2025-18;** An Ordinance of The Township of Manalapan Amending and Supplementing Chapter 163, "Parks and Recreation Areas", Of the Code of The Township of Manalapan, Article II, "Rules and Regulations", Section 163-4, "Prohibited Activities", Pertaining to The Use of Electric Vehicles in Parks and Recreation Areas
 - D. **Ordinance No. 2025-19;** An Ordinance of the Township Committee of the Township of Manalapan, County of Monmouth, State of New Jersey Amending and Supplementing Chapter 155, "Noise", of the Code of the Township of Manalapan, Pertaining to Construction and Demolition Activity
 - E. **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
 - F. **Ordinance No. 2025-21;** Bond Ordinance Reappropriating \$225,000 in Excess Bond Proceeds Not Needed for Their Original Purposes in Order to Finance the Cost of the Acquisition of Real Property and Improvements Thereto, Authorized in And by the Township of Manalapan, in the County of Monmouth, New Jersey
 - G. **Ordinance No. 2025-22;** An Ordinance of The Township of Manalapan Amending and Supplementing Chapter 204, "Streets and Sidewalks", of the Code of the Township of Manalapan to Delete Existing Chapter 204 and to Adopt a Revised Chapter 204, "Streets and Sidewalks"
8. **Township Committee Reports**

- 9. Public Comment Session – Agenda Items Only**
Please state your name and address clearly for the record

10. Workshop Session
LEGAL

ENGINEERING

- A.** Resolution Authorizing the Reduction of Performance Guarantee Requested by Toll Brothers Land Improvement for Regency at Manalapan – Phase 1 Certificate of Occupancy, Bond No. 107648561
- B.** Resolution Denying the Request by Manalapan Residential Development, LLC for the Release of The Performance Guarantee for JG2 Manalapan Residential Development LLC - Franklin Lane Development - Blk 7 Lot 15.02 Bond No. 60317 and Authorizing a Reduction to the Performance Guarantee
- C.** Resolution Authorizing the Release of a Cash Performance Guarantee for QuickChek at Manalapan Crossing

CLERK

- A.** Items of New Business

ADMINISTRATION

- A.** Resolution Certifying Review of the 2024 Annual Audit Pursuant to N.J.S.A. 40A:5-6
- B.** Resolution Approving the Compensation Amount Fixed by The Gordons Corner Fire Commissioners
- C.** Resolution Authorizing Facilities Use Agreement between MERSD and Manalapan Township for Steel Pan Ensemble
- D.** Resolution Authorizing the Purchase of the Manalapan Recreation Center Pickleball Courts Conversion from Fieldturf, USA, Inc. Under ESCNJ Cooperative Agreement ESCNJ #24/25-45
- E.** Resolution Authorizing the Purchase of One 906 Compact Wheel Loader for The Department of Public Works Through Sourcewell Contract #011723-CAT
- F.** Resolution Authorizing the Purchase of Additional Special Needs Playground Equipment for the Dreyer Park Playground at the Manalapan Recreation Center From MRC, Inc Under the ESCNJ Cooperative Agreement ESCNJ #24/25-01
- G.** Resolution Authorizing the Purchase to Replace the Security Camera System for the Manalapan Township Police Department from Sonitrol of Central New Jersey
- H.** Resolution Authorizing the Purchase of Additional Surfacing for The Special Needs Playground at The Dreyer Park Playground at The Manalapan Recreation Center from Rubberecycle, LLC Under NJ State Contract 24-FOOD-118185
- I.** Resolution of the Township of Manalapan Approving Amendments to Recreation Program Policy 5230
- J.** Resolution of the Township of Manalapan Approving Amendments to Recreation Program Policy 5231
- K.** Resolution of the Township of Manalapan Approving Amendments to Recreation Program Policy 5233

- 11. 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.

Reports for September 2025 Clerk, Code Enforcement, Construction, Fire Prevention, Health, Planning/Zoning, Police, Recreation, Tax Collector, Finance

Quarterly Report 2025: Fire Prevention

Resolutions:

- A.** Resolution Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- B.** Resolution Authorizing Refund/Transfer of 2024/2025 and Prior Years to 2025/2026 for Tax Court Judgment

- C.** Resolution Authorizing the Cancelation/Refund Of 2025/2026 Taxes for 100% Disabled Veteran
- D.** Resolution Authorizing Refund of Duplicate, Erroneous and Overpayments for 2026, 2025 and Prior Years
- E.** Authorizing the Reduction of Performance Guarantee Requested by Toll Brothers Land Improvement for Regency at Manalapan – Phase 1 Certificate of Occupancy, Bond No. 107648561
- F.** Denying the Request by Manalapan Residential Development, LLC for the Release of The Performance Guarantee for JG2 Manalapan Residential Development LLC - Franklin Lane Development - Blk 7 Lot 15.02 Bond No. 60317 and Authorizing a Reduction to the Performance Guarantee
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12. OLD BUSINESS:

13. NEW BUSINESS:

A. Resolutions:

- 1)** Approving **Bill List** Dated October 9, 2025 to October 29, 2025 Totaling **\$14,192,999.37**

B. Additional Resolutions – Clerk’s Report

14. PUBLIC COMMENT – Non-Agenda Items Only

Please state your name and address clearly for the record

15. ADJOURNMENT