

AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL
January 08, 2026
7:30 P.M.

- **Call to Order** **Nancy McGrath, Recording Secretary**
- **Open Public Meetings Notice**
- **Television Disclosure Statement**
- **Salute to the Flag**

- **Oaths of Office:** **Returning and/or New Board Members**

- **Roll Call** **Nancy McGrath, Recording Secretary**

- **Executive Session**

- **Nomination for Chairperson** **Resolution Appointing Chairperson**

- **Additional Nominations** **Nominations for Board Secretary**
Resolution Appointing Secretary

- **Nominations for Vice Chairperson**
Resolution Appointing Vice Chairperson

- **Nominations for Recording Secretary**
Resolution Appointing Recording Secretary

- **2026 Meeting Schedule**
Resolution Setting Forth 2026 Schedule

- **Appointments for 2026:** **Administrative Officer**
Board Attorney
Board Engineer
Board Planner

- **Designation of Official Newspaper** **The Asbury Park Press**

- **Swearing in of Professionals** **Board Attorney**

- **Minutes for Review** **December 11, 2025**
Members Eligible to Vote:
Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Nelson, Pollifrone

- **Resolutions**

PBE2438 - 59 Pension Hill LLC

Minor Subdivision

Block 14.06 Lot 59 | 21 and 23 Pension Hill Road
Subdivide lot directly through duplex in order to sell
each unit separately

Extension of Time - approved 12/11/25

PBE2535 – K5 Entertainment DBA SLICK CITY

Amended Preliminary and Final Site Plan

Block 66, Lot 18.01 | 150 Woodward Road
Entertainment Park – approved 12/11/25

- **Applications**

PBE2528 - Village at St. James

Preliminary and Final Major Site Plan

Lewis Street - Block 48.01 Lot 8.04

Multi-Family Affordable Housing

10 Units – Townhouses

Carried from 11/13/25 mtg

scheduling purposes only – no testimony tonight

- **Public Portion**
- **Executive Session**
- **Non Agenda Items**
- **Correspondence**
- **Adjournment**