

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**