

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

Planning Board Minutes
Reorganization and Public Meeting
January 08, 2026

The meeting was called to order at 7:31pm by Recording Secretary Nancy McGrath with the reading of the Open Public Meetings Act, TV Disclosure Statement, and followed by the salute to the flag.

Mayor McNaboe administered the Oaths of Office to Chief Hogan (Class II), Mr. Kastell (Class IV), Mr. Pollifrone (Alternate #1), and Mr. Givelekian (Alternate #2). Once the oaths were completed, Ms. McGrath proceeded with the roll call of the members

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, Chief Rick Hogan, Steve Kastell, Eric Nelson, Nunzio Pollifrone, Pat Givelekian

Ms. McGrath read the Resolution authorizing the Planning Board to enter Executive Session. A motion to proceed into Executive Session was made by Chief Hogan, seconded by Mr. Jacobson, and approved unanimously.

The Board returned from the Executive Session and rejoined the main meeting at approximately 7:44pm. Ms. McGrath read the roll call once all the Board members returned to the main meeting.

Ms. McGrath requested a nomination for Chairperson.

CHAIRPERSON: A motion to nominate Kathryn Kwaak as Chairperson of the Planning Board was made by Chief Hogan and seconded by Mr. Fisher. The resolution passed unanimously, with no opposition.

Chairwoman Kwaak then presided over the meeting and called for a nomination for Secretary.

SECRETARY: A motion to appoint Mr. Castronovo as Secretary of the Planning Board was made by Mayor McNaboe and seconded by Mr. Kastell. The resolution passed unanimously, with no opposition.

VICE CHAIRPERSON: A motion to appoint Mr. Brown as Vice Chairman was made by Mr. Jacobson and seconded by Mr. Castronovo. The resolution passed unanimously, with no opposition.

RECORDING SECRETARY: A motion to appoint Ms. McGrath as Recording Secretary was made by Chairwoman Kwaak and seconded by Mr. Jacobson. The resolution passed unanimously, with no opposition.

2026 MEETING SCHEDULE: Planning Board meetings will be held on the second and fourth Thursday of each month at 7:00 PM, rather than 7:30 PM as in previous years. The Board will not meet on April 9, November 26, or December 24. A motion to approve the 2026 meeting schedule was made by Chief Hogan and seconded by Mr. Jacobson. The motion passed unanimously, with no opposition.

ADMINISTRATIVE OFFICER: Chairwoman Kwaak nominated Brian Boccanfuso to serve as Administrative Officer, and the motion was seconded by Chief Hogan. The resolution passed unanimously, with no opposition.

BOARD ATTORNEY – A motion to appoint Weiner Law Group, LLP as Board Attorney was made by Chairwoman Kwaak and seconded by Chief Hogan. The resolution passed unanimously, with no opposition.

BOARD ENGINEER -
A motion to appoint CME Associates as Board Engineer was made by Chairwoman Kwaak and seconded by Chief Hogan. The resolution passed unanimously, with no opposition.

BOARD PLANNER – A motion to appoint Leon S. Avakian, Inc. as Board Planner was made by Chairwoman Kwaak and seconded by Chief Hogan. The resolution passed unanimously, with no opposition.

Chairwoman Kwaak stated for the record that the Asbury Park Press is the official designated newspaper for the 2026 Manalapan Township Planning Board.

Mr. Mueller, esq swore in Danny Lopez, Professional Engineer of CME Associates and Matthew Joyner, Professional Planner, Leon S. Avakian, Inc.

Minutes:

A Motion was made by Mr. Fisher and Seconded by Mr. Jacobson to approve the Minutes of December 11, 2025 as written.

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

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

A motion to approve the 59 Pension Hill, LLC Extension of Time Resolution was made by Mr. Castronovo and seconded by Mr. Kastell.

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

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

A motion to approve the K5 Entertainment DBA Slick City Resolution was made by Mr. Fisher and seconded by Mr. Jacobson.

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

Application

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

Mr. Mueller announced that the application will be carried to the February 12, 2026 Planning Board meeting at 7:00 PM. No further public notice is required.

No members of the public came forward to address any non-agenda items, prompting Chairwoman Kwaak to close the public portion of the meeting.

The next Planning Board meeting is Thursday, January 22, 2026 at 7:00PM. Chief Hogan made the motion to adjourn the meeting at approximately 7:50PM.

Nancy McGrath
Recording Secretary