

AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

February 26, 2026

7:00 P.M.

- **Call to Order** **Chairwoman Kwaak**
- **Open Public Meetings Notice**
- **Salute to the Flag**

- **Television Disclosure Statement** **John Castronovo, Board Secretary**

- **Roll Call**

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

- **Amendment to the Manalapan Township Housing Element and Fair Share Plan**
 - Review / Adoption / Memorialization

- **Resolution** **Consistency Review of Ordinance 2026-01 – Gaitway Redevelopment Area**

- **Application** **PFM2342A - *91 Sweetmans Ln LLC**
Amended Preliminary and Final Major Subdivision Plan
91 Sweetmans Lane ~ Block 8301 / Lot 24
(*6-lot subdivision approved in July 2024, memorialized Oct. 2024)

Change in Stormwater Basin discharge

- **Public Portion**

- **Non- Agenda Items**

- **Correspondence**
 - AFFORDABLE HOUSING ORDINANCE AND DEVELOPMENT FEE ORDINANCE IMPLEMENTING THE FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
 - AN ORDINANCE AMENDING CHAPTER 95 (DEVELOPMENT REGULATIONS), ARTICLE V, ZONING DISTRICT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY AMENDING AH-WE AFFORDABLE HOUSING OVERLAY DISTRICT

- **Adjournment**