

TOWNSHIP OF MANALAPAN
Agenda
February 25, 2026

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 – 7:00 p.m.

5. Public Portion of Meeting called to order
6. **Moment of silence and Salute to Flag**
7. **Resolution** Appointing James Guarino as a Sergeant for the Manalapan Township Police Department
8. **Oath of Office Ceremony:** Sergeant – James Guarino
Patrolman Alexander Boyce
Patrolman Anthony Lampasona
9. **Proclamation: STROKE SMART Manalapan Township –**
Spot-a-Stroke, Stop-a-Stroke, Save-a-Life
10. **Township Committee Reports**
11. **Public Hearing:**
 - A. **Ordinance No. 2026-01;** An Ordinance Amending Chapter 96, "Gaitway Redevelopment Area," Of the Code of The Township of Manalapan, Section 96-2, "Adoption of Redevelopment Plan," To Adopt an Amended and Supplemented Gaitway Redevelopment Plan
12. **Public Comment Session** – Agenda Items Only
Please state your name and address clearly for the record
13. **Workshop Session**
LEGAL

ENGINEERING

- A. Resolution Authorizing the Release of a Cash Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Blk 7200 Lt 3.02
- B. Resolution Denying the Request by American Properties Realty Inc. for the Release of the Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Block 7200 Lot 3.02 Bond No. 8011933363 and Authorizing a Reduction to the Performance Guarantee
- C. Resolution Denying the Request by American Properties Realty Inc. for the Release of the Cash Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Site Safety & Stabilization Block 7200 Lot 3.02 and Authorizing a Reduction to the Cash Performance Guarantee

CLERK

- A. Items of New Business

ADMINISTRATION

- A. Resolution Authorizing Emergency Part-Time Snow Plow Drivers

- B.** Resolution Authorizing Appointments of 2026 Summer Recreation Staff A for Manalapan Recreation
- C.** Resolution Authorizing Appointments of 2026 Summer Recreation Bus Drivers A for Manalapan Recreation
- D.** Resolution Authorizing the Execution of a Bus Rental Agreement for the Summer Recreation Program in the Township of Manalapan
- E.** Resolution Authorizing the Purchase of Equipment for the Manalapan Splash Park at the Manalapan Recreation Center from Vortex US Inc. Through Sourcewell Contract #101625-VOR
- F.** Resolution Authorizing the Purchase of Two (2) 2026 Ford Broncos Sport for the Department of Administration Under the New Jersey Cooperative Purchasing Alliance Contract BC-Bid-24-43
- G.** Resolution Authorizing the Purchase of Three (3) 2026 Ford F-150 Pickup Trucks for the Construction Department Under the New Jersey Cooperative Purchasing Alliance Contract BC-Bid-24-43
- H.** Resolution Authorizing the Purchase of a 2026 Ford F-250 Pickup Truck for the Department of Public Works Under the New Jersey Cooperative Purchasing Alliance Contract BC-Bid-24-43
- I.** Resolution of the Township of Manalapan, in the County of Monmouth, State of New Jersey, Authorizing the Prepayment and Defeasance of Up to \$3,545,000 of the Township’s Bonds Previously Issued to the Monmouth County Improvement Authority from the Proceeds of the Sale of the Water Utility System and Providing for Other Matters in Connection Therewith
- J.** A Resolution of the Township of Manalapan in Monmouth County, New Jersey Authorizing a Shared Services Agreement Between the Township of Manalapan and the Township of Marlboro in Connection with Improvements to Roadways Pursuant to N.J.S.A. 40A:65-1 Et Seq.
- K.** Resolution Appointing Manalapan Township ADA Compliance Officer
- L.** Resolution Appointing Liaison to the Monmouth County Planning Collaborative
- M.** Resolution Authorizing Changes of Township Committee Meeting Time and Township Committee Meeting Date

14. 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.

Applications: Raffle No. 1307, Georgian Court University, Off Premise 50/50

Reports for January 2026 Clerk, Code Enforcement, Construction, Fire Prevention, Health, Planning/Zoning, Police, Recreation

Resolutions:

- A.** Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- B.** Authorizing the Release of a Cash Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Blk 7200 Lt 3.02
- C.** Denying the Request by American Properties Realty Inc. for the Release of the Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Block 7200 Lot 3.02 Bond No. 8011933363 and Authorizing a Reduction to the Performance Guarantee
- D.** Denying the Request by American Properties Realty Inc. for the Release of the Cash Performance Guarantee for American Properties at Manalapan LLC Heritage at Manalapan – Site Safety & Stabilization Block 7200 Lot 3.02 and Authorizing a Reduction to the Cash Performance Guarantee
- E.** Authorizing Emergency Part-Time Snow Plow Drivers
- F.** Authorizing Appointments of 2026 Summer Recreation Staff A for Manalapan Recreation
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- N.** Authorizing a Shared Services Agreement Between the Township of Manalapan and the Township of Marlboro in Connection with Improvements to Roadways Pursuant to N.J.S.A. 40A:65-1 Et Seq.
- O.** Appointing Manalapan Township ADA Compliance Officer
- P.** Appointing Liaison to the Monmouth County Planning Collaborative
- Q.** Authorizing Changes of Township Committee Meeting Time and Township Committee Meeting Date

15. OLD BUSINESS:

16. NEW BUSINESS:

A. Resolutions:

- 1)** Approving **Bill List** Dated February 12, 2026 to February 25, 2026 Totaling **\$15,772,591.43**

B. Ordinance Introduction and First Reading

- 1) Ordinance No. 2026-02;** “An Ordinance Fixing and Determining Certain Salaries and Duties of Certain Officers and Employees of The Township of Manalapan in The County of Monmouth and State Of New Jersey And Repealing Any and All Other Ordinances Inconsistent Therewith.”
- 2) Ordinance No. 2026-03;** Affordable Housing Ordinance and Development Fee Ordinance Implementing the Fourth Round Housing Plan Element and Fair Share Plan
- 3) Ordinance No. 2026-04;** 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

C. Additional Resolutions – Clerk’s Report

17. PUBLIC COMMENT – Non-Agenda Items Only
Please state your name and address clearly for the record

18. ADJOURNMENT