

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

Planning Board Minutes
Public Meeting
March 12, 2026

Chairwoman Kathryn Kwaak called the meeting to order at 7:00 pm with the reading of the Open Public Meetings Act. The salute to the flag followed.

Mr. Castronovo read the TV Disclosure Statement and took the Roll Call of the Board.

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

Absent from the meeting: Barry Fisher, Nunzio Pollifrone

Also present: Richard Briigliodoro Esq, Board Attorney
Jennifer Beahm PP, Board Planner
Jordon Rizzo PE, Board Engineer
Nancy McGrath, Recording Secretary

Minutes:

A Motion was made by Mr. Jacobson and Seconded by Mr. Brown to approve the Minutes of February 12, 2026 with the correction to remove "reorganization" in the title.

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

Application

PFM2431 – Mike Shore Builders, LLC
Preliminary/Final Major Subdivision
Woodward Road ~ Block 76.03 / 11.01
3-Lot Subdivision

<Please see the transcript provided by the applicant's attorney for details of the testimony. >

Mr. Briigliodoro announced that this application will be carried to the April 23rd meeting with no further notice to the public required. The Board authorized Mr. Briigliodoro to prepare a favorable resolution for a two-lot subdivision in anticipation of the applicant submitting plans to the Board Professionals and would be subject to the Board's final vote.

A motion was made by Mr. Jacobson to authorize Mr. Briigliodoro to draft a positive resolution for the application for consideration at the April 23rd meeting and it was seconded by Mayor McNaboe.

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

Chairwoman Kwaak opened the meeting to the public for discussion of any non-agenda items. No one came forward so she closed public.

Chairwoman Kwaak noted that the next meeting is March 26th at 7pm. Chief Hogan made the motion to adjourn the meeting at approximately 9:00pm.

Nancy McGrath
Recording Secretary