

AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL
April 23, 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**

- **Minutes for Review**
 - March 12, 2026**
Members Eligible to Vote:
*Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan
Kastell, Nelson, Givelekian*

 - March 26, 2026**
Members Eligible to Vote:
*Jacobson, Kwaak, McNaboe, Hogan
Kastell, Pollifrone, Givelekian*

- **Resolutions**
 - PMS2323EX - Marta Tyminski (Sajdak)**
63 Tracy Station Road ~ Block 51 / Lot 3.02
Final Major Subdivision / Two-lot subdivision
Final subdivision approved 8/28/25
Extension of Time approved March 26, 2026

Members Eligible to Vote:
*Jacobson, Kwaak, McNaboe, Hogan
Kastell, Pollifrone, Givelekian*

 - 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
Approved on March 26, 2026

Members Eligible to Vote:
*Jacobson, Kwaak, McNaboe, Hogan
Pollifrone, Givelekian*

- **Applications**

- **PFM2431- Mike Shore Builders, LLC**

- Preliminary/Final Major Subdivision

- Woodward Road / Block 76.03 / Lot 11.01

- 3-lot subdivision - **carried from March 12, 2026**

- **PBE1909A – Elton Point Partnership**

- **Amended Preliminary and Final Subdivision – 5-Lot Subdivision**

- Elton Point Partnership

- Block 84.01, Lot 9.03 | County Road 537 AKA Monmouth Road

- **Public Portion**

- **Non- Agenda Items**

- **Correspondence**

- **Next Meeting**

Thursday, May 14, 2026 @ 7PM

- **Adjournment**

- **Executive Session (if needed)**

***** Applications may not be heard in the order listed*****