

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

May 14, 2026

7:00 P.M.

- Call to Order
• Open Public Meetings Notice
• Salute to the Flag

Chairwoman Kwaak
- Television Disclosure Statement

John Castronovo, Board Secretary
- Roll Call
- Swearing in of Professionals

Richard Briigliodoro, Board Attorney
- Minutes for Review

April 23, 2026
Members Eligible to Vote:
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan
Nelson, Pollifrone*
- Resolutions

PFM2431- Mike Shore Builders, LLC
Preliminary/Final Major Subdivision
Woodward Road / Block 76.03 / Lot 11.01
3-lot subdivision – approved 4/23/26
Members Eligible to Vote:
*Brown, Jacobson, Kwaak, McNaboe, Hogan
Nelson, Givelekian*

PBE1909A – Elton Point Partnership
Amended Preliminary and Final Subdivision – 5-Lots
Elton Point Partnership
Block 84.01, Lot 9.03 | County Road 537 AKA Monmouth Road

Members Eligible to Vote:
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan
Nelson, Pollifrone*
- Applications

PPM2106 / 51 Route 33, LLC (FKA Mercer Realty Partners, LLC)
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7
Preliminary and Final Major Site Plan
232,920 sq ft Flex Space
- Public Portion
- Non- Agenda Items
- Correspondence
- Next Meeting

Thursday, May 28, 2026 @ 7PM
- Adjournment
- Executive Session (if needed)