

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

**Planning Board Minutes**  
**Public Meeting**  
**May 14, 2026**

Chairwoman Kathryn Kwaak called the meeting to order at 7:04pm 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: Barry Fisher, Todd Brown, John Castronovo, Barry Jacobson, Chairwoman Kwaak, Mayor McNaboe, Chief Hogan, Pat Givelekian

Absent from the meeting: Eric Nelson, Nunzio Pollifrone

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

**Minutes:**

A motion was made by Mayor McNaboe and seconded by Barry Jacobson to approve the April 23, 2026 minutes, with a correction to the transcript. The transcript did not list Mayor McNaboe as an attendee, although he was in fact present.

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

**Resolutions**

**PFM2431- Mike Shore Builders, LLC**  
Minor Subdivision  
Woodward Road / Block 76.03 / Lot 11.01  
2-lot subdivision – approved 4/23/26

A Motion was made by Mr. Jacobson and Seconded by Mr. Brown to memorialize the resolution for the Mike Shore Builders, LLC 2-Lot Minor Subdivision

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

**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

A motion was made by Mr. Castronovo and seconded by Mr. Brown to approve the Extension of Preliminary Major Subdivision Approval and Amended Preliminary and Final Major Subdivision Approval.

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

**APPLICATION**

**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

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

Mr. Briigliodoro announced on the record that this application will be carried to the July 9, 2026 Planning Board Meeting with no further noticing to the public.

No one from the public came forward for any non-agenda items. Chairwoman Kwaak closed public.

Chairwoman Kwaak stated that the next meeting is set for May 28 at 7:00 PM.  
At 10:13 PM, she requested a motion to adjourn, and Mr. Jacobson offered the motion.

Nancy McGrath  
Recording Secretary