

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

Planning Board Minutes
Public Meeting
June 25, 2026

Chairwoman Kathryn Kwaak called the meeting to order at 7:01pm with the reading of the Open Public Meetings Act. The salute to the flag followed.

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

In attendance at the meeting: Barry Fisher, Todd Brown, Barry Jacobson, Chairwoman Kwaak, Mayor McNaboe, Chief Hogan, Steve Kastell, Eric Nelson, Nunzio Pollifrone, Pat Givelekian

Absent from the meeting: John Castronovo

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

Minutes:

A motion was made by Mr. Hogan and seconded by Mr. Fisher to approve the June 11, 2026 minutes including the transcript of the proceedings.

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

APPLICATION

PMS2319A - AAGWML – F Property , LLC
Amended Preliminary and Final Site Plan
Preliminary and Final Major Subdivision
Route 33 & Woodward Road
Blocks 73/74/75 Lots 1-7/ 6-10, 11.01 / 1-8
40,150SF Recreation Center and 502,031SF Warehouse
Hearing #1 June 11, 2026
Hearing #2

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

A motion was made by Mr. Hogan and seconded by Mr. Fisher to approve Amended Preliminary and Final Site plan and Preliminary and Final Major Subdivision with the conditions outlined by the Board Attorney, Mr. Brigliadoro.

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

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 July 9, 2026 at 7:00 PM.

At 9:02 PM, she requested a motion to adjourn, and Mr. Fisher offered the motion.

Nancy McGrath
Recording Secretary