

AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL

July 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 Richard Brigliadoro, Board Attorney
- Minutes for Review and Approval June 25, 2026
Members Eligible to Vote:
Fisher, Brown, Jacobson, Kwaak, McNaboe, Hogan, Kastell Nelson, Pollifrone
- Ordinance No. 2026-09 - Consistency Review and Adoption of Resolution Ordinance of the Township of Manalapan, in the County of Monmouth, New Jersey, Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Exhibit 5-4 Pertaining to Permitted Uses in Commercial, Industrial and Office Districts.
- Applications **PBE2549 - ZG Property LLC**
Preliminary and Final Major Site Plan –
Demo existing house and build a two-story office building
271 Hwy 33 - Block 78 Lot 29.02
To Be Carried – No Testimony Tonight
- Public Portion
- Non- Agenda Items
- Correspondence
- Next Meeting Thursday, August 13, 2026 @ 7PM
- Adjournment
- Executive Session