

**TOWNSHIP OF MANALAPAN**  
**Agenda**  
**July 8, 2026**

**Workshop Session 5:00 p.m.**

1. Meeting called to order
2. Statement of compliance with Open Public Meetings Act
3. Roll Call
4. Executive Session – Closed to Public

**Public Portion of Meeting – 7:00 p.m.**

5. Public Portion of Meeting called to order
6. **Moment of silence and Salute to Flag**
7. **Township Committee Reports**
8. **Public Comment Session – Agenda Items Only**  
*Please state your name and address clearly for the record*

9. **Workshop Session**

**LEGAL**

- A. Resolution of the Township Committee of the Township of Manalapan Approving the Municipal Services Agreement Between the Township and Regency at Manalapan Homeowners Association, Inc.

**ENGINEERING**

- A. Resolution Denying the Request by Toll Brothers Land Development for Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 Bond No. 107648561 - Phase 1 Site Improvements
- B. Resolution Denying the Request by Toll Brothers Land Development for the Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 – Bond No. 108013692 - Phase 2 Site Improvements and Authorizing a Reduction to the Performance Guarantee
- C. Resolution Denying the Request by Toll Brothers Land Development for the Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 – Bond No. 108013693 - Phase 3 Site Improvements and Authorizing a Reduction to the Performance Guarantee
- D. Resolution Approving the Request by Toll Brothers Land Development for Release of the Site Safety and Stabilization Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 Bond No. 30115754
- E. Resolution Denying the Request by Toll Brothers Land Development for Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 Bond No. 30115752 - On and Off-Site Water Improvements
- F. Resolution Approving the Request for Release of Performance Guarantee for 360 Rt 9, LLC/Gregory's Coffee Block 8 Lot 11.03; Bond No. 67049552

**CLERK**

- A. Resolution Approving a Person to Person Transfer of Plenary Retail Consumption License from Battleground Country Club, LLC to Concert Battleground, LLC dba Battleground Country Club
- B. Items of New Business

**ADMINISTRATION**

- A. Resolution Extending the Grace Period for August 2026 Property Tax Payments
- B. Resolution Providing for the Insertion of Any Special Item of Revenue in the Budget of Any County or Municipality Pursuant to N.J.S.A. 40A:4-87(Chapter 159 P.L. 1948) from the State of New Jersey Department of Environmental Protection for the Recycling Tonnage Grant
- C. Resolution Authorizing Cancellation of Stale Dated Accounts Payable Checks

- D. Resolution Authorizing the Purchase of a Mini Loader for the Department of Public Works Under ESCNJ Cooperative Agreement ESCNJ #22/23-12
- E. Resolution Authorizing the Purchase of One 2027 HV515 SFA Tri-Axle Truck for the Department of Public Works Through Sourcewell Contract #032824-NVS
- F. Resolution Authorizing the Purchase of One 305 Mini Hydraulic Excavator for the Department of Public Works Through Sourcewell Contract #011723-CAT
- G. Resolution Authorizing the Purchase of One 2026 Dump Body with a Snow Plow for the Department of Public Works Under the ESCNJ Cooperative Agreement ESCNJ #23/24-04
- H. Resolution Authorizing Michael V. Testa, Architect, LLC to Proceed With Professional Architectural Services for the Manalapan Township Kuschick Pavilion Alteration
- I. Resolution Authorizing the Purchase of Playground Equipment for Phase 1 of the Shelter Park Playground at the Manalapan Recreation Center from MRC, Inc Under the ESCNJ Cooperative Agreement ESCNJ #24/25-01
- J. Resolution Authorizing the Purchase of Flooring for Town Hall Under NJ State Contract #23-FOOD-47764
- K. Resolution Authorizing Miscellaneous Concrete Repairs in Manalapan Township to S. Batata Construction Under Concrete Repair and Maintenance Contract
- L. Resolution Authorizing the Purchase of Softball Dugouts for Field 3 at the Manalapan Recreation Center from MRC, Inc Under the ESCNJ Cooperative Agreement ESCNJ #24/25-01
- M. Resolution Authorizing the Purchase of Additional Surfacing for the Special Needs Playground at the Dreyer Park Playground at the Manalapan Recreation Center from RubbeRecycle, LLC Under NJ State Contract 24-FOOD-118185
- N. Resolution Authorizing Award Of Contract To Golden Crown Contractors, Inc. For Renovations To Manalapan Township Police Locker Rooms
- O. Resolution Authorizing Artheon to Proceed with Professional Engineering Services for the 2026 Miscellaneous Road Program
- P. Resolution Authorizing Artheon To Proceed With Professional Engineering Services For The Improvements To Symmes Drive Between From The US Route 9 South Jughandle To Craig Road

**10. CONSENT AGENDA:**

ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

**Resolutions:**

- A. Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- B. Authorizing the Refund/Credit/Transfer of 2025/2026 Tax Court Judgment Tax Appeal Entitled Schornstein, Howard G & Iris R, V Township Of Manalapan
- C. Authorizing the Cancelation/Refund of 2026/2027 Taxes For 100% Disabled Veteran
- D. Authorizing Refund of Duplicate, Erroneous and Overpayments for 2026, 2025 and Prior Years
- E. Extending the Grace Period for August 2026 Property Tax Payments
- F. Approving the Municipal Services Agreement Between the Township and Regency at Manalapan Homeowners Association, Inc.
- G. Denying the Request by Toll Brothers Land Development for Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 Bond No. 107648561 - Phase 1 Site Improvements
- H. Denying the Request by Toll Brothers Land Development for the Release of the Performance Guarantee for Regency at Manalapan – Blk 72 Lot 6.01 – Bond No. 108013692 - Phase 2 Site Improvements and Authorizing a Reduction to the Performance Guarantee
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- M. Approving a Person to Person Transfer of Plenary Retail Consumption License from Battleground Country Club, LLC to Concert Battleground, LLC dba Battleground Country Club
- N. Providing For The Insertion Of Any Special Item Of Revenue In The Budget Of Any County Or Municipality Pursuant To N.J.S.A. 40A:4-87(Chapter 159 P.L. 1948) From The State Of New Jersey Department Of Environmental Protection For The Recycling Tonnage Grant
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- Z. Authorizing Award Of Contract To Golden Crown Contractors, Inc. For Renovations To Manalapan Township Police Locker Rooms
- AA. Authorizing Artheon to Proceed with Professional Engineering Services for the 2026 Miscellaneous Road Program
- BB. Authorizing Artheon To Proceed With Professional Engineering Services For The Improvements To Symmes Drive Between From The US Route 9 South Jughandle To Craig Road

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**A. Resolutions:**

- 1) Approving **Bill List** Dated June 25, 2026 to July 8, 2026 Totaling **\$1,645,432.36**

- B. **Approval of Minutes:** Public Minutes: July 30, 2025; August 13, 2025; August 27, 2025; September 10, 2025; September 25, 2025; October 8, 2025; October 29, 2025; November 12, 2025; November 26, 2025; December 10, 2025; December 23, 2025 and February 25, 2026

**C. Ordinance Introduction and First Reading**

- 1) **Ordinance No. 2026-09;** An 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
- 2) **Ordinance No. 2026-10;** Ordinance Amending and Supplementing Chapter 226, "Vehicles and Traffic", Article XII, "Emergency No Parking", Section 226-31, "Designation of Snow Emergency No-Parking", of the Code of the Township of Manalapan

- 3) Ordinance No. 2026-11**; Ordinance of the Township of Manalapan Amending and Supplementing Chapter 163, "Parks and Recreation Areas", of the Code of the Township of Manalapan, Establishing Regulations for the Use of Recreational Courts, Fields and Facilities

**D. Additional Resolutions – Clerk’s Report**

- 13. PUBLIC COMMENT – Non-Agenda Items Only**  
*Please state your name and address clearly for the record*
- 14. ADJOURNMENT**