

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

Planning Board Minutes
Public Meeting
July 09, 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, Steve
Kastell, Nunzio Pollifrone, Pat Givelekian

Absent from the meeting: Eric Nelson

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

Resolution

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

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

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

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. Brigliadoro announced that this application will be carried to the September 10 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.

An Executive Session did not occur because it was not needed.

Chairwoman Kwaak stated that the next meeting is set for July 23rd at 7:00 PM. At approximately 10 PM, she requested a motion to adjourn, and Chief Hogan offered the motion. An Executive Session did not take place since it was not necessary.

Nancy McGrath
Recording Secretary