

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

Planning Board Minutes
Public Meeting
July 23, 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, Eric Nelson, Nunzio Pollifrone, Pat Givelekian
- Absent from the meeting: Steve Kastell
- Also present: Richard Brigliadoro Esq, Board Attorney
Jennifer Beahm PP, Board Planner
Jordon Rizzo PE, Board Engineer
Nancy McGrath, Recording Secretary

Minutes

A motion was made by Chief Hogan and seconded by Mr. Jacobson to approve the June 25, 2026 minutes including the transcript of the proceedings.

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

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.

After being sworn in by Board Attorney, Richard Brigliadoro, the Board Planner, Ms. Beahm explained the ordinance removes data centers as permitted uses from the C3, SED5, SED20, SED20W, and the OP zones. She noted that the Master Plan has clear goals and objectives to preserve the township’s natural resources. The Master Plan’s utility element also outlines the number of households and the corresponding demands placed on local utilities. Since there is not a thorough understanding of how data centers may affect both natural resources and utility systems, Ms. Beahm respectfully requested that the Board vote in favor of removing data centers as a permitted use.

Mr. Jacobson made the Motion and it was Seconded by Mr. Fisher that this ordinance is substantially consistent with the Master Plan.

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

Application

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

No testimony tonight

Mr. Brioliadaro announced that this application will be carried to the September 24, 2026 Planning Board Meeting at 7pm, with no further noticing to the public required.

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 August 13, 2026 at 7:00 PM. At approximately 7:10pm, 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