

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

Planning Board Minutes
Public Meeting
September 24, 2026

Chairwoman Kathryn Kwaak called the meeting to order at 7:00pm 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 Jack McNaboe, Chief Richard Hogan, Mr. Kastell, Committeeman Nelson, Nunzio Pollifrone, Pat Givelekian
- Absent from the meeting: all present
- Also present: Austin Mueller Esq, Board Attorney
Nancy McGrath, Recording Secretary

Minutes for Review and Approval

A motion was made by Mr. Fisher and seconded by Mr. Jacobson to approve the August 13, 2026 meeting minutes.

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

Resolutions

PMS1931A/PMS1931TS Cardinale and Manalapan Crossing Associates 2, LLC
Amended Preliminary & Final Major Site Plan AND
Minor Technical Subdivision
Block 66 Lot 8.03 / 162 HWY 33 (Shoprite)
Approved at the August 13, 2026 Planning Board Meeting

A motion was offered by by Mr. Jacobson and seconded by Mr. Fisher to memorialize the Resolution for the Cardinale and Manalapan Crossing Associates 2, LLC Amended Site Plan And Technical Subdivision.

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

PBE2606 – Trinity Hill Farms

107 Taylors Mills Sub, LLC - Applicant
Preliminary and Final Major Subdivision – 8 Lot Subdivision
101 and 107 Taylors Mills Road
Block 19 Lots 28 & 30
Preliminary Approval at the August 27, 2026 Planning Board Meeting

A motion was offered by Mr. Kastell and seconded by Mr. Fisher to memorialize the resolution granting Preliminary Major Subdivision Approval for Trinity Hill Farms

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

No one from the public came forward for any non-agenda items.

Chairwoman Kwaak stated that the next meeting is scheduled for October 08, 2026, at 7:00 PM. At approximately 7:10, she requested a motion to adjourn, and Chief Hogan offered the motion.

Nancy McGrath
Recording Secretary