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

Planning Board Minutes
Public Meeting
September 10, 2026

Chairwoman Kathryn Kwaak called the meeting to order at 7:01pm 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, Nunzio Pollifrone, Pat Givelekian
Absent from the meeting:	Chief Hogan, Eric Nelson, Steve Kastell
Also present:	Richard Brigliadoro Esq, Board Attorney Jennifer Beahm PP, Board Planner Jordon Rizzo PE, Board Engineer Nancy McGrath, Recording Secretary

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 October 8, 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.

Chairwoman Kwaak stated that the next meeting is set for September 24, at 7:00 PM.
At approximately 10:35PM, she requested a motion to adjourn, and Mr. Jacobson offered the motion.

Nancy McGrath
Recording Secretary