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

Planning Board Minutes
Public Meeting
October 8, 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, Jack McNaboe, Richard 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

MINUTES

August 27, 2026

A motion was made by Mr. Jacobson and seconded by Mr. Fisher to approve the August 27, 2026 meeting minutes as written.

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

September 24, 2026

A motion was made by Chief Hogan and seconded by Mr. Jacobson to approve the September 24, 2026 meeting minutes as written.

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

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. >

Chief Hogan moved to deny the application based on the testimony and presentations provided. Mayor McNaboe seconded the motion. Mr. Brigliadoro advised that a **yes** vote would support the motion to deny, and a **no** vote would oppose the motion.

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

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

Chairwoman Kwaak stated that the next meeting is scheduled for October 22, 2026 at 7:00 PM. At 9:34, she requested a motion to adjourn, and Chief Hogan offered the motion.

Nancy McGrath
Recording Secretary