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AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL
November 12, 2026
7:00 P.M.

- **Call to Order** — **Chairwoman Kwaak**
- **Open Public Meetings Notice**
- **Salute to the Flag**

- **Television Disclosure Statement** — **John Castronovo, Board Secretary**
- **Roll Call**

- **Swearing in of Professionals** — **Richard Brigliadoro, Board Attorney**

- **Minutes**

September 10, 2026

Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Pollifrone, Givelekian

October 8, 2026

Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Pollifrone

- **Resolution**

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
2026 Hearings 05/14/26, 7/09/26, 09/10/26, 10/08/26
Application not approved at the 10/08/26 hearing

Members Eligible to Vote:
Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Pollifrone

- **Applications**

PFM2431- Mike Shore Builders, LLC
Preliminary/Final Major Subdivision
Woodward Road / Block 76.03 / Lot 11.01
2 lots approved - 4/23/26 / Memorialized – 5/14/26
Amended – 7/9/26
Extension of Time Request

PBE2321A - 705 Tennent, LLC
Amended P&F Major Site Plan (previously Mill Contracting, LLC)
Block 11, Lot 32 – 705 Tennent Road
Proposing ground mounted sign and wall sign

PBE2506 – 14 Plaza 9, LLC
Preliminary and Final Major Site Plan
Minor Site Plan - Building Addition
14 Plaza 9, LLC
14 Plaza 9 – Block 1803, Lot 3

- **Next Meeting** — **Thursday, December 10 @ 7PM**
- **Executive Session**
- **Appointment** — **Planning Board Archaeologist**
- **Adjournment**