

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

Planning Board Minutes
Public Meeting
October 23, 2025

Chairwoman Kathryn Kwaak called the meeting to order at 7:32pm 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, Steve Kastell, Pat Givelekian

Absent from the meeting: Mayor Eric Nelson, Nunzio Pollifrone

Also present: Richard Briigliodoro Esq, Planning Board Attorney
Nancy McGrath, Recording Secretary

Minutes for Review and Approval

A Motion was made by Mr. Castronovo and Seconded by Mr. Fisher to approve the minutes from the **September 25, 2025** meeting as written.

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

Resolutions

Ordinance No. 2025-20 - Consistency Determination

Amending and Supplementing Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Exhibit 5-3 And 5-4 Pertaining to Permitted Uses in Residential, Commercial, Industrial and Office Districts and Curbs and Sidewalks on Vacant Lots

A Motion was made by Mr. Jacobson and seconded by Mr. Fisher to memorialize the resolution for Ordinance 2025-20.

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

PBE2510 - Manalapan Market, Inc.
Convert to a 51-seat Restaurant
299 HWY 9 – Block 10, Lot 21
Minor Site Plan approved as a Preliminary and Final Site Plan

A Motion was made by Mr. Castronovo and Seconded by Mr. Brown, to approve the resolution for Preliminary and Final Site Plan for Manalapan Market, Inc.

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

Application

PPM2043 - Woodward Estates, Inc. – Extension of Time Request #2

Block 67 / Lots 22, 25, 32, 35.02 - Millhurst Road
Preliminary and Final Major Subdivision and Site Plan
Approved 9/22/22 Memorialized 10/27/22
Extension of Time #1 approved 9/12/24 Memorialized 10/10/24

Mr. Kenneth Pape, the attorney representing Woodward Estates, explained the approval process for this project has been extraordinarily complex which is why the applicant is requesting a second one-year extension of time. He gave some background explaining there were thirteen separate DEP permits that had to be obtained, and the last permit was received today. The applicant also had to go through all the approvals for extending the sanitary sewer service area. Midway through the project, there were changes to the flood hazard rules which the applicant had to address again. There is one final approval remaining – a conditional county approval. A resubmission to the county was made on October 10 which is still pending. Once they work out the details with the county, the applicant will be 100% complete with all approvals. The DEP issues and concerns were the main reason for the extended timeline. The Board approvals have a maturity date of October 27, 2025, and Mr. Pape is seeking another one-year extension. Mr. Pape reminded the Board that Woodward Estates represents a substantial portion of Manalapan’s affordable housing obligation for phase three.

Chairwoman Kwaak invited questions from the Board. Mr. McNaboe inquired whether Mr. Pape could provide a projected start date for the affordable housing construction, noting the town must update Judge Jacobson on status. Mr. Pape responded that construction is anticipated to begin in Spring 2026, with both market-rate and affordable housing units being built concurrently. He added that the applicant has already secured tree-clearing approvals and obtained all necessary offsite easements.

Chairwoman Kwaak asked for Motion to grant this application another one-year extension of time to October 23, 2026. A Motion was made by Chief Hogan and Seconded by Mr. McNaboe to approve.

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

No members of the public came forward to speak on non-agenda items so Chairwoman Kwaak closed the public portion of the meeting. She announced the next Planning Board Meeting will be November 13th at 7:30 PM, after which Mr. Hogan motioned to adjourn the meeting

Chairwoman Kwaak announced that the next Planning Board meeting will be November 13th at 7:30 PM. Chief Hogan made the motion to adjourn at approximately 7:45pm.

Nancy McGrath
Recording Secretary