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AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

IN-PERSON PUBLIC MEETING - TOWN HALL
February 12, 2026
7:00PM

• **Call to Order** • **Open Public Meetings Notice** • **Salute to the Flag**	**Chairwoman Kwaak**
• **Television Disclosure Statement** • **Roll Call**	**John Castronovo, Secretary**
• **Swearing in of Professionals**	**Board Attorney**
• **Minutes for Review**	**January 8, 2026** *Members Eligible to Vote:* *Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan Nelson, Kastell,*
• **Ordinance Review – 2026-01**	AN ORDINANCE AMENDING CHAPTER 96, "GAITWAY REDEVELOPMENT AREA," OF THE CODE OF THE TOWNSHIP OF MANALAPAN, SECTION 96-2, "ADOPTION OF REDEVELOPMENT PLAN," TO ADOPT AN AMENDED AND SUPPLEMENTED GAITWAY REDEVELOPMENT PLAN
• **Application**	**PBE2528 - Village at St. James** **Preliminary and Final Major Site Plan** Lewis Street - Block 48.01 Lot 8.04 Multi-Family Affordable Housing 10 Units – Townhouses Hearing #1 - 11/13/25 Hearing #2

- **Public Portion**
- **Correspondence**
- **Executive Session (if needed)**
- **Adjournment**