

AGENDA
MANALAPAN TOWNSHIP PLANNING BOARD

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

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

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

- **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**