

AGENDA

MANALAPAN TOWNSHIP PLANNING BOARD

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

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| <ul style="list-style-type: none">• Call to Order• Open Public Meetings Notice• Salute to the Flag | Chairwoman Kwaak |
| <ul style="list-style-type: none">• Television Disclosure Statement• Roll Call | John Castronovo, Secretary |
| <ul style="list-style-type: none">• Swearing in of Professionals | Board Attorney |
| <ul style="list-style-type: none">• Minutes for Review | <p>January 8, 2026</p> <p><u>Members Eligible to Vote:</u></p> <p>Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan Nelson, Kastell,</p> |
| <ul style="list-style-type: none">• 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 |
| <ul style="list-style-type: none">• Application | <p>PBE2528 - Village at St. James</p> <p>Preliminary and Final Major Site Plan</p> <p>Lewis Street - Block 48.01 Lot 8.04</p> <p>Multi-Family Affordable Housing</p> <p>10 Units – Townhouses</p> <p>Hearing #1 - 11/13/25</p> <p>Hearing #2</p> |
| <ul style="list-style-type: none">• Public Portion• Correspondence• Executive Session (if needed)• Adjournment | |