

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
February 6, 2023

Call to Order

Mr. Woloshin called this in-person meeting to order at 7:00 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and that the Asbury Park Press and the Star Ledger have been notified and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall and on the Borough website.

Roll Call

Members Present:

Chairman Woloshin
Vice-Chairperson Silva
Mr. Diedrichsen
Mayor Talerico
Mr. Roth
Deborah Martinock

Absent: Councilmember East, Mr. Regan, Mr. Alcott

Also present: Atty. Leckstein; Engineer Ed Herrman; Planner Jennifer Beahm; Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Vice-Chair Silva and seconded by Mr. Roth to approve the January 4, 2023 minutes.

Ayes: Vice-Chair Silva, Mr. Roth, Ch. Woloshin, Mayor Talerico, Ms. Martinock

Nays: None

Not Eligible: Mr. Diedrichsen

Absent: Councilmember East, Mr. Regan, Mr. Alcott

New Business

**PB 2022-12 Monmouth County SPCA
260 Wall Street, Blk. 3901 lot 3
Preliminary & Final Major Site Plan
Proposal to remove an existing storage shed and trailer and construct an approx. 1,166 Sq. ft.
pole barn for storage**

Board member, Barry Roth, states that he has a conflict with this application and recuses himself. Mr. Roth takes a seat in the audience.

Rick Brodsky, Esq., states that he is representing the applicant in this matter.

Atty. Leckstein marks the following into evidence:

A-1	Site Plan
A-2	Survey
A-3	Environmental Commission review letter
A-4	Colored Rendering/aerial of site plan showing the site with proposed improvement
B-1	Engineering review letter
B-2	Planning review letter
B-3	Environmental Commission review letter
B-4	Traffic review letter

Atty. Leckstein swears in the Board professionals.

Atty. Brodsky, calls Ross Licitra, Executive Director, as his first witness. Mr. Licitra explains that the site is in desperate need of storage for supplies. The applicant proposes to remove an existing storage shed and trailer and replace them with a 1,166 sq. ft. pole barn. There will be electric only, no heat or water will be installed in the pole barn.

Atty. Brodsky calls Douglas Clelland, engineer of Insight Engineering. Mr. Clelland is accepted as an expert by the Board. Engineer Clelland explains what is proposed on the site and that there are no variances needed.

Chairman Woloshin asks if there are any public in attendance that wish to ask a question or make a comment. None heard.

Board members discuss the application.

Motion is made to approve this application as discussed by Vice-Chair Silva and seconded by Mr. Diedrichsen.

Ayes: Vice-Chair Silva, Mr. Diedrichsen, Chairman Woloshin, Mayor Talerico, Ms. Martinock

Nays: None

Ineligible: Mr. Roth

Absent: Councilmember East, Mr. Regan, Mr. Alcott

Review of Ordinance 05-2023

An Ordinance Approving a Redevelopment Plan for the Properties Designated as Block 2201, Lots 1.01, 1.02, 2, 3, 4 and 5; Block 2201, lot 1, known as the Monmouth Mall

It is noted that Mr. Roth returned to the dais at 7:27 to participate in the review of Ordinance 05-2023.

Mayor Talerico states that this ordinance was introduced at the last council meeting. The next step is for it to be brought before the Planning Board to review and offer comments and to find if it is consistent with the Master Plan.

Board Planner Jennifer Beahm explains that the 2018 Master Plan re-exam contains a number of goals including supporting commercial development, improving attractiveness, specifically along the Rte.35 and Rte. 36 corridor and that this redevelopment plan would fall in line with those goals and therefore she would submit that this ordinance is consistent with the Borough's master plan.

Ms. Beahm states that, as far as comments, she would like to recommend that the Board include some timing restrictions within the Redevelopment Plan as follows: no residential building permit for any units in excess of 700 should be issued until such time as at least 50% of the proposed commercial space is built, and either

occupied or secured by a lease; and at least 75% of the residential units are constructed and occupied. The space is envisioned as a mixed use site, not strictly a residential use site.

Atty. Leckstein agrees with the advice given by Ms. Beahm and has seen where a developer focuses on the residential aspect of a plan and then goes back before the Board and says they cannot build the commercial space.

Examples are further discussed.

Chairman Woloshin states that he is very concerned about the traffic emanating from this site and hopes council takes this into account. Mayor Talerico states that the council is very concerned with the parking and traffic.

Chairman Woloshin makes a motion that he finds Ordinance 05-2023 consistent with the Borough's Master Plan and wishes to add the discussed comments/recommendations to the memo to the Council as proffered by Planner Beahm, seconded by Mr. Roth

Ayes: Chairman Woloshin, Mr. Roth, Vice-Chair Silva, Mr. Diedrichsen, Mayor Talerico, Ms. Martinock.

Nays: None

Absent: Councilmember East, Mr. Regan, Mr. Alcott

Adjournment

Motion is made at 7:50 p.m. to close the meeting by Chairman Woloshin and seconded by Mr. Roth
All in Favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary