

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
March 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
Councilmember East
Mr. Diedrichsen
Mayor Talerico
Mr. Roth
Mr. Alcott
Deborah Martinock

Absent: Mr. Regan

Also present: Atty. Kevin Kennedy; Engineer Greg Gitto; Planner Christine Bell; Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Vice-Chair Silva and seconded by Mr. Diedrichsen to approve the February 6, 2023 minutes.

Ayes: VC Silva, Mr. Diedrichsen, Ch. Woloshin, Mayor Talerico, Ms. Martinock

Nays: None

Not Eligible: Councilmember East, Mr. Alcott, Mr. Roth

Absent: Mr. Regan

Resolution to be Memorialized

PB 2022-12 Monmouth County SPCA
260 Wall Street, Blk. 3901 lot 3
Preliminary & Final Major Site Plan

Motion made by Vice-Chair Silva and seconded by Mr. Diedrichsen to memorialize this Resolution.

Ayes: VC Silva, Mr. Diedrichsen, Ch. Woloshin, Mayor Talerico, Ms. Martinock

Nays: None

Ineligible: Mr. Roth, Mr. Alcott

Absent: Mr. Regan

New Business

PB 2023-01 Parker Village Homeowners Association/Amended Site Plan Application Block 2801, Lots 7 -35 and 37 – 47 and Block 2802 lots 1-25

Applicant is seeking minor site plan approval to enable each townhouse unit owner to install a permanent emergency generator for their townhouse unit on their own individual lot.

Atty. Kennedy marks the following into evidence:

- A-1 Development Application
 - A-2 Site Plan
 - A-3 Submission letter from applicant's Jennifer Krimko, Esq.
 - A-4 Complete Checklist
 - A-5 HOA Application Form to install Generator
 - A-6 Parker Village Illustration
 - A-7 Photos of existing generators
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- B-1 Board Engineer's Review letter
 - B-2 Board Planner's Review Letter
 - B-3 Review Memo from Traffic Safety
 - B-4 Review Memo from Environmental Commission
 - B-5 Review Memo from Historical Commission

Atty. Kennedy swears in the Board professionals.

Jennifer Krimko, Esq. states that she represents the applicant in this matter looking for site plan approval to allow the individual unit owners of Parker Village to put in full-home natural gas generators at their individual units in their rear yards.

William Fitzgerald, Engineer is sworn in by Atty. Kennedy and accepted as an expert by the Board. Mr. Fitzgerald reviews the layout of Parker Village and the details of where the generators have the option to be located. The HOA application form is discussed and details that landscape screening will need to be in compliance with all fire regulations and code. Setbacks are discussed. Generator test times must be between the hours of 10:00 a.m. -5:00 p.m, as per the HOA application form and will be a condition set forth in the Resolution. There is a size regulation per the HOA application of 50" x 30" x 26." Noise regulations are discussed. The Environmental Commission suggested that there be one generator for each multi-unit building and that suggestion has been declined.

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

Chairman Woloshin reiterates that it necessary that the homeowners obtain the proper permits and inspections.

Mr. Diedrichsen makes a motion to accept the application as discussed, seconded by Mr. Roth.

Ayes: Mr. Diedrichsen, Mr. Roth, Ch. Woloshin, VC Silva, Councilmember East, Mayor Talerico, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mr. Regan

Correspondence

Two pieces of correspondence are reviewed that have been forwarded to the Board Engineer for possible response.

Miscellaneous

Councilmember East asks about an engineering status report of past approved applications and their status. Mayor Talerico states that this used to be in place and was discontinued. Mayor Talerico would like it to be reinstated. Engineer Gitto states that this is done for numerous towns and agrees to bring it back. Councilmember East states she will follow up.

Adjournment

Motion is made at 7:40 p.m. to close the meeting by Chairman Mr. Alcott and seconded by Ms. East. All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary