

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
June 5, 2023

Call to Order

Mr. Woloshin called this in-person meeting to order at 7:10 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
Barry Roth
Deborah Martinock
Mr. Regan
Mr. Alcott

Absent: Mayor Talerico

Also present: Atty. Marc Leckstein; Board Planner, Jennifer Beahm, Board Engineer Greg Gitto, Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Vice-Chair Silva and seconded by Chairman Woloshin to approve the minutes of May 15, 2023 with a name correction.

Ayes: VC Silva, Ch. Woloshin, Councilmember East, Mr. Diedrichsen, Mr. Roth, Ms. Martinock
Nays: None
Abstention: Mr. Regan, Mr. Alcott
Absent: Mayor Talerico

Resolution to be Memorialized

None

New Business

PB 2023-04 **Eatontown Investors, LLC**
Hwy. 35, Hwy 36 & Wyckoff Rd
Blk 2201, lots 1,01, 1.02, 2, 3, 4, 5; Blk 2202 lot 1

Amended Site Plan to construct a sign for the urgent care facility that is a current tenant in the medical arts building on the southern building façade.

Patrick McNamara, Esq., states that he is representing the applicant in this matter.

Atty. Leckstein marks the following into evidence

A-1 Sign plans

A-2 Colorized sign plans (2 pages)

B-1 Avakian review letter

Robert Scarola, sign vendor, is sworn in by Atty. Leckstein. Mr. Scarola states that the applicant is seeking a variance for this sign on the south elevation of the building. Mr. Scarola testifies as to the particulars regarding this sign, including that it is in keeping with the other signs already on the building and it is an internally illuminated sign on a timer.

Board Planner Jennifer Beahm states that there is a variance needed for this sign, as the number of allowed signs has been reached. Ms. Beahm states that she has no exception to this request for this C-2 variance. There is no negative impact associated with the additional sign.

It is determined that the applicant's Planner does not need to give testimony.

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

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

Ayes: Mr. Roth, Vice-Chair Silva, Ch. Woloshin, Councilmember East, Mr. Diedrichsen, Mr. Regan, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mayor Talerico

PB 2023-03 **Applicant: Acquisition Advisors, LLC**
Owner: Eatontown Investors, LLP
Hwy. 35, Hwy 36 & Wyckoff Rd
Blk 2201, lots 1,01, 1.02, 2, 3, 4, 5; Blk 2202 lot 1

Amended Site Plan- proposing to reduce the building height on the Phase II medical office building from 3 stories to 2 stories. The overall gross square footage of the building will remain the same (33,000 sf)

Atty. McNamara states that this application is for a re-design of this previously approved building from a height of 3 stories to a 2-story building. Mr. McNamara states that the reason for this proposed change is that it makes the building space more marketable.

Atty: Leckstein marks the following into evidence:

- A-1 Preliminary and Final Site Plan
- A-2 Architectural Plans
- A-3 Stormwater Management Narrative
- A-4 Water and Sanitary Narrative
- A-5 Recycling Narrative
- B-1 T&M Review Letter
- B-2 Avakian Review Letter
- B-3 Environmental Commission Memo
- B-4 Shade Tree Commission Memo
- B-5 Traffic Safety Review Memo
- B-6 Fire Marshall's Review

Atty. Leckstein swears in John P. Capazzi , Architect, and is accepted by the Board. Mr. Capazzi reviews the application. He states that the building was originally proposed to be three stories and now requesting it to be two stories. The square footage of the building remains the same at 33,000 sq. ft. Each floor would be approximately 16,000 sq. ft. The building footprint has been expanded approximately 38 ft. The building height will be reduced from 42 ½ ft to 30 ft. tall.

Planner Beahm asks about the requested sign variances and the relief that is requested to have two signs on the west façade.

Christian Roche, Engineer is sworn in by Atty. Leckstein and is accepted by the Board as an expert. ADA parking is discussed and Mr. Roche stated that the Mall has an excess of ADA spots. Landscaping is discussed and the trees that will be planted will be on the list of acceptable trees by the Shade Tree Commission. A bike rack will be provided along with EV parking spaces.

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

Motion is made by Mr. Alcott and seconded by Mr. Regan to approve the application as discussed.

Ayes: Mr. Alcott, Mr. Regan, Chairman Woloshin, Vice-Chair Silva, Councilmember East, Mr. Diedrichsen, Mr. Roth, Ms. Martinock

Nays: None

Abstentions: Mayor Talerico

7. Correspondence

None

Miscellaneous

None

Close Meeting

Motion is made at 7:40 p.m. to close the meeting by Chairman Woloshin and seconded by Mr. Regan to close the meeting.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary