

ADDITIONAL MEETING OF THE EATONTOWN PLANNING BOARD
August 21, 2023

Call to Order

Mr. Woloshin called this additional 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
Mayor Talerico
Mr. Diedrichsen
Barry Roth
Deborah Martinock
Mr. Regan
Mr. Alcott

Absent: None

Also present: Atty. Marc Leckstein; Board Planner Christine Bell, Engineer Ed Herrman, Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Vice-Chair Silva and seconded by Mr. Roth to approve the minutes of August 7, 2023.

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

Nays: None

Abstentions: Ms. East

Resolution to be Memorialized

None

Old Business

None

New Business

PB 2023-06 IW Partners, LLC

Blk 3502 lot 5.02

260-270 Industrial Way

Atty. Leckstein states that this is an application that the Board had previously approved and one of the conditions of approval was that the applicant supply a sidewalk and the applicant is now returning to the Board for relief of that condition.

Salvatore Alfieri, Esq., states that he represents the applicant in this matter. Atty. Alfieri reviews the prior application and state that here was a condition to install a sidewalk along Shark River Road. The utility of the sidewalk does not justify the removal of the trees in order to construct the sidewalk and would also negatively impact the buffer that currently exists.

Engineer Herrman states that he agrees that the sidewalk is not necessary and would not be able to connect to another sidewalk. If this sidewalk were constructed, there would be substantial buffer landscaping that would be affected. This seems to be a case that the sidewalk would be more detrimental rather than beneficial. Also, there is no continuing sidewalk after this piece that will able to be built without taking down large trees and possible construction of a retaining wall. Additional buffering is agreed upon in addition to the sidewalk contribution.

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

Atty. Leckstein reviews the application for removal of the condition of the installing a sidewalk and what conditions were agreed upon.

Motion is made by Mr. Roth and seconded by Chairman Woloshin to approve this application as discussed.

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

Nays: None

Absent: None

PB 2023-08 Carlos Maximino

106 Broad Street, Blk 1002 lot 9

Funeral home use to permitted retail use

Atty. Leckstein marks the following exhibits into evidence:

A-1 Application

A-2 Survey

B-1 Shade Tree Review Letter

B-2 Environmental Commission Review

Juscelucio Da Silva, Jr., states that he is the attorney representing the applicant in this matter.

Mr. Lucas Andrade is sworn in by Atty. Leckstein and states that he is the son and business partner of Carlos Maximino and is authorized to speak on his behalf.

Mr. Andrade reviews that this property used to be a funeral home and now they want to have a tile showroom and hardware store. There previously was an illegal apartment on the 2nd floor and the applicant wishes to convert the 2nd floor to offices.

Atty. Da Silva states that there is a separate two-car garage behind the main building and the applicant states that the owner and an employee would be parking their vehicles in the garage. Atty. Leckstein states that it would have to be a condition of approval that there could not be storage in the garage as the two parking spaces would be part of the required parking spaces. Also, that the upstairs space will not be sublet, it will be part of the applicant's offices.

Councilmember East points out that the Complete Streets checklist is lacking some answers and is not accurate and needs to be looked at. Also, that this building is part of the historic district and the checklist states that it is not.

It is suggested that the applicant submit a sign application so that it can be forwarded to the historic committee and then be presented to the Board.

Ms. Bell asks specific questions about the business, showroom aspect as well as retail aspect. Deliveries and storage is discussed. Hours are discussed. Garbage enclosure and pick-up needs are discussed.

Atty. Leckstein explains to the applicant that they have to have a clear concept on how their business will operate.

The proposed floor plan for the first and second story is discussed. There is also a small kitchen on the second floor that is not permitted.

Chairman Woloshin opens up to public.

Roy Eisen, 43 Burns Lane, is sworn in by Atty. Leckstein. Has some concerns about parking, yellow paint on the curbs, hours of operation, the garage.

After discussion, it is determined that the applicant will return on October 2, 2023, with no new notice, with an actual site plan, sign proposal that has previously gone through the Historic commission, more details about the show room and hardware store aspect provided to the Board secretary at least 10 days prior to the hearing.

Review of Ordinance 23-2023 An Ordinance Amending the 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

Mayor Talerico reviews that there has been a prior ordinance from earlier in the year regarding the redevelopment plan for these properties. There is now a proposed minor change clarifying the language that there are residential buildings on the plan that are not mixed use but solely residential.

Motion is made by Mayor Talerico and seconded by Mr. Roth that this ordinance continues to be consistent with the Master Plan.

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

Nays: None

Abstention: Mr. Regan

Review of Ordinance 24-2023

An Ordinance Amending Chapter 89, “Land Use” Article VII “Area, Bulk and Use Requirements” Section 89-47 “Schedule of Zone Requirements”; and Section 89-30 of the Borough Code “List of Zones” and the Establishment of a New Zone in Attachment 1-Exhibit 3 Entitled “Schedule of Zone Requirements for the MU-OO” Mixed Use Old Orchard Zone

Councilmember East recuses herself and leaves the dais at 8:16 p.m. regarding this review of Ordinance 24-2023

Planner Bell that this ordinance creates a new mixed use Old Orchard Zone which is consistent with the Master Plan because it was a direct recommendation of your most recent Master Plan.

Mayor Talerico states that, although there is no public comment at this level for this ordinance, if we could answer any questions that the public may have.

Chairman Woloshin asks the public if anyone wishes to be heard.

Maria Kaarsgaren, 58 Reynolds Drive, asks if, in the future, could variances still be granted. Atty. Leckstein states that an applicant would still have to make application to the Planning Board for site plan approval with any variances requested. If a use variance is requested, the application would be before the Zoning Board.

Mr. Roth makes a motion and is seconded by Ms. Martinock that this ordinance is consistent with the Master Plan.

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

Nays: Mr. Regan, Mr. Alcott

Abstention: Councilmember East

Absent: None.

Close Meeting

Motion is made at 8:25 p.m. to close the meeting by Councilmember East (back on dais at (8:24 p.m.) and seconded by Vice-Chair Silva to close the meeting.

All in Favor.

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Respectfully Submitted,

Colleen Matthews

Board Secretary