

**ADDITIONAL MEETING OF THE EATONTOWN PLANNING BOARD**  
**September 18, 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 (7:03 p.m.)  
Mr. Alcott

Absent: None

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

**Approval of Minutes**

Motion is made by Vice-Chair Silva and seconded by Mr. Alcott to approve the minutes of August 21, 2023.

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

Nays: None

Abstentions: Ms. East

**Resolution to be Memorialized**

**PB 2023-06**      **IW Partners, LLC**  
                         **Blk. 3502 Lot 5.02**  
                         **260-270 Industrial Way**

Mayor Talerico asks that there be a change in the resolution detailing that there was enhanced supplemental buffering agreed upon. Atty Leckstein agrees to make the change in the resolution.

Mayor Talerico makes a motion to memorialize this resolution with the additional language, seconded by Mr. Roth.

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

Nays: None

Abstentions: None

### **Old Business**

None

### **New Business**

#### **PB 2023-05 US Home, LLC., Lennar Corporation, (Liberty Pointe) Block 601, Lot 1; Blk 701 Lot 1 Preliminary and Final Major Site and Subdivision Plan**

Atty. Leckstein marks the following exhibits into evidence:

- A-1 Application
- A-2 Preliminary and Final Major Site and Subdivision Plan last revised August 10, 2023
- A-3 Boundary and Topographic Survey last revised April 19, 2023
- A-4 Architectural Plans from Lennar last revised June 8, 2023
- A-5 Storm water Management Plan last revised August 2023
- A-6 Storm water Operations and Maintenance Report last revised August 2023
- A-7 Environmental Impact Statement
- A-8 Report of Phase 2 Environmental Site Assessment
- A-9 Traffic Impact Study for Liberty Pointe
- A-10 FMERA mandatory conceptual review letter dated April 26, 2023
- A-11 Liberty Pointe Environmental Summary dated June 23, 2023
- A-12 Geotechnical Engineering report
- A-13 Vehicle Surface Exhibit dated August 11, 2023
- A-14 Architectural Plans for the proposed grocery last revised September 2023
- A-15 Preliminary architectural plans for the proposed convenience store /gas station
- A-16 FMERA second supplemental letter dated September 13, 2023
- A-17 Colored Aerial Map dated 1/27/2023
- A-18 Overall site plan rendering colorized dated 9/18/2023
- A-19 Proposed retail commercial development Site Plan A rendering
- A-20 Site Plan B rendering
- A-21 Site Plan C rendering (single-family homes)
- A-22 Site Plan D rendering (stacked townhomes)
- A-23 Site Plan E rendering ( 55 inclusionary apartments)
  
- B-1 T&M Engineering review letter dated September 14, 2023
- B-2 Avakian Planning review letter dated August 30, 2023
- B-3 Police Department Traffic Safety letter dated June 13, 2023
- B-4 Shade Tree Commission review letter Dated August 18, 2023
- B-5 Fire Prevention letter undated
- B-6 Environmental Commission letter dated September 7, 2023

Jason Tuvel, Esq., states that he is representing the applicant in this matter. As a review, the property consists of approximately sixty acres and was a townhouse development constructed by the US Government in the 1950's. There has been a redevelopment plan that has been adopted that would allow for the redevelopment of the entire Howard Commons

site. For over a year, the applicant has been working with the FMERA professionals, as well as the town's professionals in fine tuning this application. This application has a subdivision aspect to it, preliminary and final and a preliminary and final site plan. The proposal is 275 residential dwelling units comprised of 32 single family homes, 11 four-unit townhomes, seven 12-unit stacked townhomes, and four affordable housing buildings containing 55 multi-family dwelling units in which 20 would be permanent supportive housing. There is also a commercial component to this application consisting of approximately 30,000 sq. ft. with a grocery store as well as a 4,000 sq. ft. convenience store/ gas station at the intersection of Hope Road and Pinebrook Road.

Brett Skapinetz , site engineer from Dynamic Engineering is sworn in by Atty. Leckstein and is accepted as an expert. Mr. Skapinetz reviews the site plan and points out the different sections of the development including the commercial aspect.

A variance is requested with regard to the location of the driveways proposed in relation to the existing driveways.

New sidewalks offering connectivity are discussed and the repaving of Pinebrook Road.

The commercial development is discussed and the traffic flow. There is an existing traffic signal at the corner of Hope Road and Pinebrook Road. Times are discussed for delivery. The goal is to have one tenant for the proposed grocery store; however, there could be multiple retail tenants in that space. Parking is discussed. EV parking spots and their location is discussed. The ordinance reviewing trash and recycling pick up hours from 7:00 a.m. – 7:00 p.m. is discussed and how it affects the commercial site. Lighting for the commercial site is discussed as a variance will be needed. Signage is discussed and the variance that is requested. Sidewalk on Hope Road is discussed as to where to end it.

Mr. Skapinetz reviews the plans for the single-family homes, townhomes and the stacked townhomes. Parking is discussed and that the Borough does not allow overnight parking, except on Friday and Saturday nights. If the streets are deeded to the Borough, overnight parking on the street is not allowed. The garages are counted as a parking space. The garages are not to be used as storage and will be a condition of approval via deed restriction.

Possible deck, patio locations and generator locations are discussed and the possibility of having them included on the site plan. This would eliminate each individual from having to go before a Board to obtain approval.

The supportive housing and stacked townhomes are discussed with regard to layout and parking lots. The possibility of combining the two parking lots are discussed.

Short break taken from 8:30 p.m. til 8:39 p.m. - no change in attendance.

The play area that is presumably part of the townhouse community is discussed as to who is allowed to access it.

The ball/soccer field is discussed as to soil and area. The field will abut the school property making the entire area approximately 7 acres of grass.

The townhouse setback variance is discussed.

The water mains and water service is discussed. The town Fire Official is being consulted as to the fire hydrant locations and the quality of the fire hydrants themselves. Sanitary sewer and the pump station is discussed.

Stormwater management is discussed and that there is an ongoing flooding issue along Pinebrook Road. Wampum Brook will be cleaned and de-snagged within their property. The majority of the drainage pipes have been cleaned out and  $\frac{3}{4}$  of them were found to be filled with sediment. Right now, the cleaning out of the pipes have helped with functionality. During construction, the pipes that need replacing, will be replaced.

Demolition of the site is briefly discussed and it is reviewed that there are State standards and regulations that must be adhered to.

Landscaping is discussed pertaining to all phases.

The basements for the single family homes are discussed with regard to the water table and contaminated soil.

Chairman Woloshin asks if there is anyone in the public that wishes to ask a question. None heard.

Justin Taylor, Traffic Engineer, Dynamic Engineering, is sworn in by Atty. Leckstein. Mr. Taylor reviews the expected traffic during peak hours on Pinebrook Road. The driveway separation variance is discussed. Mr. Taylor states that following the RSIS formula, the applicant is required to have 634.3 parking places and the applicant is proposing 893 parking spaces in the overall development. The parking spaces for the supportive housing and affordable housing are discussed and the Board asks that the two parking lots be combined, as it seems that the affordable housing parking spaces are lacking. The applicant states that they will look at the request.

Chairman Woloshin asks if there is anyone from the public that wishes to ask a question. None heard.

Christine Nazzaro Cofone, Planner, is sworn in by Atty. Leckstein and is accepted as an expert by the Board. Ms. Cofone reviews the variances requested. The variances requested are for side yard setback for residential, location of the new road intersections which are within 200 ft. of existing intersections, gas station signage and buffering/screening of the loading area. In her opinion the positive criteria outweigh the negative criteria for the granting of the variances.

Vice-Chairperson Silva asks if there is anyone in the public that wishes to ask a question. None heard.

Mayor Talerico makes a motion to carry this application to the November 6, 2023 meeting with no further notice needed, seconded by Mr. Roth. All in Favor.

### **Close Meeting**

Motion is made at 10:05 p.m. to close the meeting by Mr. Alcott and seconded by Mr. Roth.  
All in Favor.

Respectfully Submitted,

*Colleen Matthews*  
Board Secretary