

ADDITIONAL MEETING OF THE EATONTOWN PLANNING BOARD
November 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. Alcott
Ms. Martinock
Mr. Regan
Mr. Roth

Absent: None

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

Approval of Minutes

Motion is made by Ms. Martinock and seconded by Councilmember East to approve the minutes of October 16, 2023. All in Favor by those eligible to vote.

Resolution to be Memorialized

**PB 2023-11 Temple Shaare Tefilah Ben Moshe, Inc
16-20 Whalepond Road
Block 4002 Lot 2201
Major Site Plan Approval with Variance Relief**

**PB 2023-09 Zoom Plaza, LLC.
128 – 130 Wyckoff Rd
Blk, 2302 lots 3 & 4
Minor Site Plan**

Atty. Leckstein states that because the Zoom Plaza resolution was forwarded to the Board members later than normal, he read the conditions of the resolution into the record.

Motion is made by Mr. Diedrichsen and seconded by Vice- Chair Silva to memorialize these two resolutions.

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

Nays: None

Abstentions: Mr. Regan, Mr. Roth

Old Business

Continued Application

**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**

Jason Tuvel, attorney for the applicant, reviews that there was a significant amount of testimony presented during the first hearing date. The Board instructed the applicant to follow up on several items, which has been done. Atty. Tuvel reviewed the revisions that have been asked for pertaining to the commercial pad site including pedestrian access, striping, bike racks, landscaping, etc.,

Atty. Tuvel reviews that there is a supportive housing component to this project along with an affordable housing component and the Board asked for some cross-access between those two properties for emergency access and to look at how the number of parking spaces have been allocated between these two locations. These issues are discussed.

Updated architectural plans are discussed.

Brett Skapinetz , site engineer from Dynamic Engineering understands that he is still under oath from the first hearing date. Mr. Skapinetz reviews the site plan and points out the revisions of the development proposal including the commercial aspect including sidewalks, ev spots, crosswalks, bike rack, fire department access, etc.,

Parking is discussed and that it still needs to be decided if the roads will be public or private within the development which would affect overnight parking and snow plowing.

The connectivity of the two parking lots behind supportive housing and affordable house is discussed and it is decided that they will be cross-accessed with no barriers and be fully paved.

Atty. Leckstein marks the following:

- A-25 retail sheet no. 1 from the October 17, 2023 site plan submission.
- A-26 site plan B sheet number 2– townhomes
- A-27 revised site plan c exhibit sheet no. 3 single family homes
- A-28 site plan d
- A-29 site plan e
- A-30 site plan g
- A-31 site plan h
- A-32 updated fire circulation /emergency vehicle exhibit
- A-33 updated architecturals dated November 2, 2023 (27 sheets)

The Board discusses the revisions presented and possible timeline for outside agency approvals.

Ms. East brings up that that the Borough of Eatontown has a long history with the Ft. Monmouth property and would like the applicant to consider naming the streets in this development after a few of the residents that have served. Ms. East reviews some of the history regarding the four soldiers and recommends that these streets be named:

1. Gurbisz Way
2. Biernacki Way
3. Fuoco Way
4. Lucas Way

Chairman Woloshin asks if there is anyone in the public that wishes to ask a question or make a comment regarding this application. None heard.

Mr. Roth makes a motion to approve the application for preliminary and final site plan, preliminary and final subdivision with variances and waivers as set forth in Ms. Beahm's review letter and as discussed and is seconded by Mr. Alcott.

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

Nays: None

Abstentions: None

New Business

**PB 2023-10 Lowes Home Centers, Inc.
118 Highway 35, Blk 14.01 lots 7, 11, 22, 30
Amended Site Plan**

Atty. Leckstein marks the following into evidence:

- | | |
|-----|---|
| A-1 | Site Plan dated November 6, 2023 |
| B-1 | Planning Board resolution granting preliminary second amended site plan memorialized June 8, 2009 |
| B-2 | Planning Board resolution granting variance relief to permit outside display of merchandise memorialized June 8, 2009 |
| B-3 | Planning Board resolution granting conditional compliance memorialized June 8, 2009 |
| B-4 | Declaration of easements and covenants |
| B-5 | Engineering review letter |
| B-6 | Planning review letter |

Michael Herbert, Esq., states that he is the attorney of record regarding this applicant. This application is seeking approval for outside storage at the site and modifications of the parking lot.

Atty. Herbert reviews that originally there were 814 parking spaces with 162 of those spaces being banked spaces on the north side of the store. Currently the property has 620 spaces, 124 of those are being used for the outside storage. 86 of those are temporary when they are used for seasonal merchandise. 36 are permanently being used. There are 484 total available parking spaces and with the 162 banked spaces, the total would be 464 spaces.

Atty. Leckstein swears in Kevin Bulger, licensed planner and licensed landscape architect. Mr. Bulger reviews what is existing and what is proposed, including trailer parking and display, seasonal lawn and garden space, garden center project storage, curbside pick-up spaces, display space at the front of the store. There is a high-traffic area at the entrance of the store where there is a stop sign, located across from the garden center. The applicant is proposing blocking that entrance into the parking lot with large heavy-duty planters.

Landscaping is discussed near the vacant lot with the billboard.

Parking stall dimension waivers are discussed, as well as some parking spaces that are pre-existing nonconformities.

Outdoor display variance is discussed

Atty. Leckstein swears in Christine Nazzaro Cofone, professional planner and is accepted by the Board. Ms Cofone reviews the proposed and existing improvements on the site.

Board members discuss the application, give their opinions on how the outside storage looks and the traffic pattern of the site.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment. 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, Councilmember East, Mr. Diedrichsen, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock

Nays: Chairman Woloshin

Abstentions: None

**PB 2023-15 Harvestworks Farm Corporation
34-38 Industrial Way West, Block 3901 lot 50
Conditional Use, Site Plan Application**

John Anderson, Esq., states that he is representing the applicant, Rita Ruggieri, in this matter. Ms. Ruggieri is looking to manufacture cannabis products at this site. There are two large buildings at this site approximately 52,000 sq. ft. each on almost 9 acres and the buildings are turn-key.

Atty. Leckstein marks the following into evidence:

A-1 Site Plan

A-2 Aerial

B-1 T&M Engineering review letter

B-2 Avakian Planning review letter

The Board attorney, planner and engineer state that the applicant meets all of the requirements for this conditional use permit.

Rita Ruggieri is sworn in by Attorney Leckstein. Hours of operation are discussed. Performance standard issues are discussed. Equipment for emissions is reviewed. There is an existing clean room. Security is discussed.

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

Motion is made that the applicant meets the conditional use standards and approve the site plan as discussed to by Mr. Diedrichsen and seconded by Mr. Alcott.

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

Nays: None

Abstentions: None

**PB 2023-18 Denver Cole Farms, LLC
275 Industrial Way West, Blk 3503 lot 8
Conditional Use, Site Plan Application**

Rick Brodsky, Esq., states that he is representing the applicant, Denver Cole Farms, LLC. This is an application seeking site plan approval for a conditional use permit that meets the conditions required. This applicant proposes to occupy the first floor of the existing building just shy of 20,000 sq. ft. for a cannabis cultivation operation. The site additions are reviewed which are an access staircase and a ramp. The existing tenant that occupies the balance of the building will remain.

Atty. Leckstein marks the following into evidence:

A-1 – Site Plan dated August 10, 2023

A-2 – Plan of the surrounding sites dated September 26, 2023

B-1 – T&M Engineering review letter

B-2 - Avakian Planning review letter date November 2, 2023

Atty. Leckstein swears in Ron Wollner, property owner and is also involved with Denver Cole Farms, LLC. Mr. Wollner reviews the history of the property. The back building is the space proposed for this cannabis cultivation operation. There needs to be minor modifications made to this site, including moving the fire exit from one corner of the building to another spot and build a ramp to one of the doors. There are also some air conditioning units that will be placed around the building.

Atty. Brodsky reviews that 133 parking spaces are required and 91 spaces exist today. Mr. Wollner explains that most of the employees of CDS work remotely and on weekdays there are only 15-20 vehicles in the parking lot. There are 20 to 25 vehicles anticipated with the Denver Cole Farms use. No public will be allowed to frequent the Denver Cole Farms space. Therefore, there will be plenty of parking available for all. Hours of operation are discussed.

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

Motion is made that the applicant meets the conditional use standards and approve the site plan as discussed by Mr. Regan and seconded by Councilmember East.

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

Miscellaneous

None

Close Meeting

Motion is made at 8:45 p.m. to close the meeting by Vice-Chair Silva and seconded by Chairman Woloshin to close the meeting.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary