

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, June 22, 2022**

*This meeting has been advertised in accordance with the Open Public Meetings Act: A notice of the meeting has been published in the Asbury Park Press, Star Ledger and the Link News, posted on the bulletin board in the lobby of Borough Hall, and posted to the Borough website.
Public comment is welcome at any time.*

Mayor Talerico opened the Workshop at 7:04 pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr., Council President Kevin L. Gonzalez,
Councilmembers Mark Regan, Jr., Maria Escalante, Danielle M. Jones, David Gindi, Everett D. Lucas
ALSO PRESENT: Attorney Bayer, Interim Administrator Lucia, Borough Clerk Martin
The Flag Salute was led by C/Lucas

2. MONMOUTH MALL REDEVELOPMENT (Mayor Talerico)

Mayor Talerico explains history of the Monmouth Mall. Borough Attorney Bayer explains the need of a redevelopment plan and explains the redevelopment plan process. Michael Sommer, Executive Vice President of Kushner spoke on behalf of the Monmouth Mall Redevelopment Plan along with the project architect, Morris Adjani, the Vice President of Asset Management, Isaac Buchler and the traffic engineer, Gary Dean. Isaac Buchler shared different facts regarding the percentage of people buying online as opposed to shopping in stores. Mr. Buchler presents a slideshow regarding the Mall's costs to run and the occupancy load from 100% to 62%. Michael Sommer shares the acreage and square footage of the mall as well as showing proposed changes from their initial plans of the mall to their current plans. Mr. Sommer explained their need of a six-to-seven-year phasing plan due to this project being so large. Morris Adjani shared his experience with similar projects like the mall. Mr. Adjani shared the proposed architecture and construction of the new Monmouth Mall plan as well as future events. Gary Dean shares his history of working with the mall. Mr. Dean explains his goal of reducing traffic and how that will be achieved through their proposed plan. Councilman Gonzalez asked Mr. Dean about the traffic patterns and what the percentage of occupancy would be, what the vacant land would be used for, if there are any age restricted apartments, and if they have any prior projects done in the past that reflect their proposed plans. Mr. Dean responded. Councilman Gindi asked Mr. Dean to share his studies and data on the traffic patterns. Mr. Dean responded. Councilman Gindi explains his concerns with the residents being close to the retail and asks about the layout of the apartments. Mr. Sommer responded. Councilman Lucas asked about the already existing occupied stores and the afternoon rush hour traffic on Highway 36. Mr. Dean responded. Councilman Lucas asked if the parking garage will be demolished. Mr. Dean responded. Mayor Talerico expresses the Borough engineer, and the Borough planner will offer their comments on a proposed application as well. Councilwoman Jones asked about the bus stop and where it will be relocated. Mayor Talerico responded. Councilwoman Jones asked if there would be enough parking for the residential units and if the new traffic pattern will affect the emergency personnel. Mayor Talerico responded. Councilwoman Escalante asked about the new retail spaces. Mr. Buchler responded. Councilwoman Escalante asked about the residential units and what their plans are on substations for the police department and the fire department. Mr. Sommer responded. Councilman Regan asks about the use of the pool for outside residences. Mr. Sommer responded. Councilman Regan expresses his concerns of the amphitheater in the middle of the residential apartments. Councilman Gindi asked about Pier Village and the outside presence there. Mr. Sommer responded. Councilman Gonzalez asked about affordable housing units. Mr. Sommer responds. Councilman Gonzalez asked about the State Legislature regarding the State having control over zoning approvals of certain projects. Mayor Talerico responded. Richard Hoff explains this bill has not been enacted. Councilman Regan comments on bill.

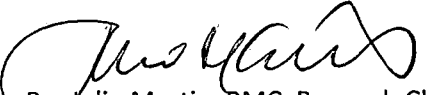
Mayor Talerico opens to the public. Mr. Baginsky, Irving Place, asks why a redevelopment plan is needed and why wasn't this plan done last year. Mayor Talerico and Attorney Bayer responded. Mr. Baginsky asked about the enclosed mall space, questioned why apartments and not condominiums, and questioned the setbacks. Mr. Sommer responds. Councilman Gonzalez commented on trees along the berm. Mr. Sommer responded. Mr. Baginsky asked about mass transit and about charging stations. Mayor Talerico responded. Mr. Lewis, Wyckoff Road, expressed his concerns and opinions on the plans. Miss. Slattery, Lone Oak Way, asked about underground parking for residents, showed concerns to a road being congested and asked about the traffic study on that, and about non-carbon fumes around the proposed green space. Mr. Sommer responded. Miss. Slattery asked about the materials and colors of the retail space and the residential. Mr. Adjimi responded. A resident on Windsor Drive in Woodmere had questions about the liquor licenses, pop up parties, and any other events. Mr. Buchler responded. Mayor Talerico explains the use of the mall does not include night clubs. Miss.

Breslow, Lake Drive, commented on the agreement of councilmembers concerns and expressed her own concerns. Mr. Scaturchio, Monmouth Road asked about the grocery store, the event space, and the pool. Mr. Buchler and Mr. Sommer responded. Mayor Talerico clarifies the purpose of the green space. Mr. Scaturchio asked about the maximum residential occupancy. Mr. Sommer responded. Mayor Talerico addressed the developer and the councilmembers for any additional comments. Councilman Gonzalez refers to the Brightview project and if they took that into account for the traffic study. Mr. Dean responded. Councilman Regan asked about the two-story retail portion. Mr. Buchler responded. Mayor Talerico asked about the existing structure and what will be added onto it. Mr. Buchler responded. Councilman Gindi brought up the traffic from Fort Monmouth from prior years. Mr. Dean responded. Mayor Talerico advises the audience members about the next mall meeting.

3. ADJOURNMENT – 08:28 pm

Motion to adjourn by C/Gonzalez; seconded by C/Regan

Voice Vote: AYE - C/Gonzalez, C/Regan, C/Escalante, C/Jones, C/Gindi, C/Lucas


By: Julie Martin, RMC, Borough Clerk

Exhibits are on file in the Borough Clerk's Office, according to the NJ State Records Retention Schedule established by NJSA 47:3-15 *et seq* and approved by the State Records Committee. Audio is available on the Borough website.

Approval 07/13/2022