

**Borough of Eatontown
47 Broad Street
Eatontown, New Jersey 07724**

**Special Meeting
Monday, August 15, 2022 at 7:30 p.m.**

NOTICE – This meeting will be held via Zoom Video Conferencing ONLY. There will be no in-person participation. In order to virtually attend the meeting, members of the public must dial 1-929-205-6099 or 1-253-215-8782 and use access code/meeting ID 872 9068 0442. Or can join via video at <https://us06web.zoom.us/j/87290680442> or by downloading the Zoom App. Please follow prompts. Out of respect for the need to run an orderly meeting, we ask that all participants keep their phone on mute. *This Special Meeting has been noticed in accordance with the Open Public Meetings Act. A notice of this Special Meeting was sent to the Asbury Park Press, the Link News and the Star Ledger, 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 meeting at 7:38pm, noting the Borough's compliance with the Open Public Meetings Act for a Special Meeting.

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr., Council President Kevin L. Gonzalez,
Councilmembers Mark Regan, Jr., Maria Escalante, Danielle M. Jones, David Gindi

ABSENT: Councilmember Everett Lucas

ALSO PRESENT: Interim Administrator Lucia, Attorney Bayer, Borough Clerk Martin

2. FLAG SALUTE

The Flag Salute was led by Mayor Talerico

Mayor Talerico gave an overview of the procedure for the meeting.

3. MONMOUTH MALL – DEVELOPER'S SECOND PUBLIC PRESENTATION

Michael Sommer, Executive Vice President, Kushner, gave a brief overview on the previous presentation given on the June 22nd Council Meeting as well as providing a more accurate representation of the Monmouth Mall Redevelopment Plan. Mr. Sommer answered questions and concerns that were asked during the previous presentation. Mr. Sommer discussed the retail square footage, the height of the residential apartments, and a pedestrian crossing walk across Highway 35. Mr. Sommer then addressed a concern regarding the construction dust control management and the routine of how it is handled with each project. Mr. Sommer handed the microphone over to Gary Dean, Traffic Engineer.

Gary Dean discussed the contrast of traffic reduction and on the approved Planning Board Redevelopment Plan from a few years ago. Mr. Dean explains the reason they reduced the number of residential apartments and the need for assigned parking. Mr. Dean further explained the number of parking spaces while going over the specific parking areas. Mr. Dean then discussed the NJ Transit Bus Authority and where the bus pickups will allegedly be. Mr. Dean discussed the circulation of larger events that are to be held in the green space and the traffic plan for these events but could not provide an accurate answer as of now. Gary Dean handed the mic over to Chris Roash, Civil Engineer, discussed the existing compacity of the infrastructure of the proposed project. He addressed the existing utility capacity and whether they will be increasing the utility demands compared to the previous approval from a few years ago.

Mayor Talerico opened to the Council for comments.

4. COUNCIL COMMENT

Council President Gonzalez asked about the fence in the original 2016 plan. Mr. Sommers responded. Council President Gonzalez asked about the current occupancy rate at the mall in square footage. Mr. Sommers responded. Council President Gonzalez asked a question regarding the JCP&L substation by the Friday's restaurant. Mr. Sommers responded. Council President Gonzalez asked a question regarding if Cell Towers will be on the property. Mr. Sommers responded. Council President Gonzalez asked about the proposed 1,000 units and if they will be aged restricted. Mr. Sommers responded. Council President Gonzalez asked if they have a previous project done for comparison to this proposed project. Mr. Sommers responded.

Councilmember Regan asked a question regarding the open space on the previous plan. Mr. Sommers responded. Councilmember Regan shared his concern regarding the First Aid and Emergency Services if they will be utilizing Eatontown's or if they will contract their own services. Mr. Sommers responded.

Councilmember Escalante commented and questioned on the 1,000 parking spaces for the residential apartments. Mr. Sommers responded. Councilmember Escalante asked about floor plans for the apartments and what makes them luxury. Mr. Sommers responded. Councilmember Escalante wondered what would happen if not all apartments get rented out. Mr. Sommers responded. Councilmember Escalante asked a question regarding if they knew statistically about the number of children that might be moving into those apartments. Mr. Sommers responded. Councilmember Escalante asked about how many retail stores and restaurants will be at the new space. Mr. Sommers responded. Councilmember Escalante questioned if they will be improving the buffers around the development. Mr. Sommers responded. Councilmember Escalante asked about the increase of noise. Mr. Sommers responded. Councilmember Escalante asked why they chose to build apartments and not do a Co-Op. Mr. Sommers responded.

Councilmember Jones asked about the Friday's restaurant. Mr. Sommers responded. Councilmember Jones asked about the vacant properties on Highway 35 and if they are owned by the mall. Mr. Sommers responded. Councilmember Jones asks a question regarding the proposed bus stops. Mr. Sommers responded. Councilmember Jones re-iterated the question. Councilmember Regan asked about the First Aid Services and the Emergency Services. Mr. Sommers responded. Councilmember Jones also re-iterated Councilmember Escalante's question regarding the land buffers. Mr. Sommers and Mayor Talerico responded. Councilmember Jones shared her concern regarding the traffic flow on Highway 35, Highway 36, and Wyckoff Road. Gary Dean responded. Councilmember Jones shared another concern regarding having a grocery store at the development plan. Mayor Talerico advised the council, residents, and the developers that the Borough Planner will also review the traffic plan.

Councilmember Gindi shares his appreciation for the attentiveness of the developers. Councilmember Gindi shared his concerns and ideas on the new buildings butting up against the Sandspring Drive property lines. Mr. Sommers responded. Councilmember Gindi asked a question regarding the construction impact on changing the height of the structures and what that impact would be. Mr. Sommers responded. Councilmember Gindi questioned on the new retailers and their square footage. Mr. Sommers responded. Councilmember Gindi shared another concern about the quarantine mandates from a couple years ago and what their plan is if it ever happens again. Mr. Sommers responded. Councilmember Gindi asked about the redevelopment plan and what the guarantee is for a solid plan. Mr. Sommers responded.

Councilmember Lucas was absent for this meeting, therefore had no questions.

Council President Gonzalez asked how this project will affect the value of the existing homes that are surrounding the site. Mr. Sommers responded. Council President Gonzalez also re-iterated on the buffers along the Monmouth Mall.

Mayor Talerico asked Andy Bayer to explain the next steps on the redevelopment plan after a plan has been accepted by the Council. Attorney Andy Bayer responded.

5. PUBLIC COMMENT

The meeting was open to public comment.

Mr. Skidmore, Jeryl Street, asked about the expected utility life for the development, about the occupancy rate for further construction, and about the traffic assessment. Mr. Skidmore also shared a recommendation of having a 3-D model made. Mayor Talerico and Mr. Sommers responded.

Mr. Clark, Farm Lane, asked about a possibility of having a bowling alley on the property. Mr. Sommers responded.

Mr. Diaz, Tinton Avenue, asked if the developers will be able to share any videos of the gridlock on the intersection of Highways 35 and 36 and asked how 1,000 units will alleviate the traffic problem. Mr. Diaz then asked about the Friday's restaurant and what will be done with the abandoned gas station. Mr. Diaz further asked if a visual can be done to see what the buildings would look like. Mr. Sommers, Mayor Talerico, Councilmember Gindi and Mr. Dean responded.

Mr. Corcran, Windsor Drive, shared his concern on what the proposed development will be paying in taxes and if the Borough and the Developers have any discussion regarding a pilot. Mayor Talerico and Attorney Andy Bayer responded.

Ms. Sidlow, Maxwell Road, asked if Mr. Dean can clarify on the fact that they will be renting out these units not owned, she asked if there will be studio apartments as well as one, two and three bedroom apartments, how many of the units will be affordable and where will those affordable units be. Mayor Talerico and Mr. Sommer responded.

Mr. Baginsky, Irving Place, asked about the connectivity between retail, and the lack of covered parking. Mr. Sommer responded.

Mr. Holsecher, Rozbern Drive, asked about what kind of population of residents they think will be occupying the new rental apartments, and if the Borough has enough police officers to be able to take on 1,000 more apartments. Mr. Sommer and Mayor Talerico responded.

Mr. Fisher, local business owner, commented on the retail space and asked about how many retail spaces are in the mall now compared to how many they will be proposing. Mayor Talerico and Mr. Sommer responded.

Ms. Breslow, Lake Drive, shared her concern on not receiving straight-forward answers from the developers, asked for realistic figures, commented on the population increase, and asked about the previous development plan.

Ms. Garafina, Hilbert Parkway, and a local business owner, asked what the price point of the apartments will be a month, what size the club house will be, what the size of the pool will be, and asked about the square footage on the commercial space. Mr. Sommer and Mayor Talerico responded.

Ms. Cugliari, Broad Street, asked if any other eateries will be a part of the plan. Mr. Sommer responded.

Ms. Caruso, Sandspring Drive, commented on the fence surrounding the property and recommended a concrete sound barrier instead. Ms. Caruso then commented on the height of the proposed buildings, and on the additional cost that it will have on the taxpayers. Ms. Caruso then questioned on phasing and the time frame of each phase. Mr. Sommer responded.

Mr. Davidson, Ruth Place, asked about the rooftop amenities, if they will be using a security force 24-hours a day, if the developers have considered installing solar panels, and if the water usage will affect the Woodmere neighborhood. Mr. Sommer responded.

Mr. Baginsky, Irving Place, asked for clarification on the parking for the residential apartments. Mr. Sommer, Mayor Talerico and Mr. Dean responded.

Mr. Jost, Ryers Place, questioned on the residential parking spots. Mr. Dean responded.

Mr. Skidmore, Jeryl Street, asked about the rain run-off treatment. Mr. Sommer responded.

Ms. Sidlow, Maxwell Road, asked about the developer's formula being used on the affordable units and if the developer would consider making a larger commitment to affordable units. Attorney Andy Bayer and Mayor Talerico responded.

Ms. Cugliari, Broad Street, asked if the Borough has a ladder truck currently to accommodate the height of the structures. Mayor Talerico responded.

Mayor Talerico explained what the next steps of this process will be.

ADJOURNMENT – 10:08p.m.

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

Voice Vote: Aye: C/Gonzalez, C/Regan, C/Escalante, C/Jones, C/Gindi

Absent: C/Lucas



By: Julie Martin, RMC, Borough Clerk

Audio of this meeting is available on the Borough Website: www.eatontownnj.com

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 08/24/2022