

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, January 25, 2023**

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 7:07pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr.,
Councilmembers Mark Regan, Jr., Danielle M. Jones, David Gindi, Everett D. Lucas

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

ABSENT: Council President Virginia M. East, Councilmember Meir Araman

The Flag Salute was led by Councilmember Jones

Mayor Talerico explained the St. James Church is undertaking a new project and asked the representatives from the church to introduce themselves. Austin Murray, Pastor of St. James Church, explained their program for donating medical equipment to those in need. Bryan, a representative of St. James Church, presented the background and information of St. James Church's donations. Bryan requested from the Governing Body, a grant to help the church get started with the donations. Bryan then read into the record donations they have received in the past and how they have helped residents. Mayor Talerico thanked Bryan and the Pastor of St. James Church of making their services known. Councilmember Lucas suggested the representatives to have a list of people who have donated to the Church. Brian responded regarding flyers that they handed out and explained the lack of space they have for the equipment. Councilmember Jones suggested making the flyers in a Haitian/Creole version as well. Bryan responded.

Mayor Talerico explained Council President East and Councilmember Araman will be joining via telephone.

2. MONMOUTH MALL REDEVELOPMENT PLAN – DISCUSSION AND POSSIBLE ORDINANCE INTRODUCTION

Mayor Talerico presented a brief background of the redevelopment plan and explained the review process for the Zoning Board and the Planning Board. Attorney Bayer explained a Public Hearing needs to be held with the Adoption of the Ordinance, however, the Council can carry the Ordinance Adoption to a later date. Mayor Talerico clarified that once the Ordinance is Introduced, then he will state an adoption date. Mayor Talerico presented a few options regarding the adoption or the carrying out to a future date. Attorney Bayer explained the advertisement in the newspaper does not have to be published again once they reach the adoption date, as long as they announce into the record the adoption date. Councilmember Jones asked if they move forward with Introducing the Ordinance, the public hearing will be on February 22nd. Mayor Talerico responded. Mayor Talerico explained the Closed Session discussion of the Monmouth Mall will be just to discuss any of the redevelopment agreement topics. Councilmember Gindi asked for the Mayor to clarify what exactly the Council will be doing that night and what will happen after. Mayor Talerico and Attorney Bayer explained the process of the Zoning Board, the Planning Board, and the Council Meetings. Mayor Talerico explained he wouldn't want to adopt the Ordinance without the redeveloper's agreement. Attorney Bayer agreed he wouldn't recommend adopting the Ordinance without the agreement. Councilmember Gindi asked if they pass the Ordinance that night, what rights do the developers then have. Attorney Bayer clarified that the Introduction is the first step in the process, the developer will have no rights, and the Council will still have to decide whether or not they want to adopt the Ordinance. Mayor Talerico explained the difference between an open discussion regarding the Monmouth Mall Redevelopment and a closed discussion. Councilmember Lucas commented on the new State Zoning Law coming into effect soon. Attorney Bayer clarified that the Council could proceed under the current law. Mayor Talerico asked the Council for any comments they may have regarding the redevelopment plan. Councilmember Gindi asked if they Council should be concerned about certain things the Council might say. Mayor Talerico explained what should be discussed in Closed Session.

Mayor Talerico opened the meeting to the public.

Roy Eisen, Byrnes Lane, asked if the documents for the redevelopment will be made public after this meeting. Mayor Talerico responded stating he believes that is one of the benefits, and that it begins the public dialogue of the actual document. Councilmember Gindi asked if the Mayor can elaborate more on what would become public. Mayor Talerico responded by saying that the physical redevelopment plan document, dated January 2023, will become a public document

after the meeting. Mr. Eisen asked if there would be public comment at the time of the redevelopment agreement. Mayor Talerico responded that there would have to be by law. Attorney Bayer explained the redevelopment can be approved by resolution at a public meeting, then will be a subject to public comment. Mr. Eisen asked who determines if the Borough has a satisfactory agreement. Mayor Talerico responded by stating that the Borough has the Borough Attorney, the Borough Planner the Borough Engineer, the Financial Consultant, Tax Assessor, etc. that will be reviewing the agreement.

3. CLOSED SESSION

A. Resolution 33-2023

1) Contractual – Monmouth Mall

2) Personnel – Committee Appointments and Professional Appointments

Mayor Talerico noted the Council would not act on the items in workshop.

Attorney Bayer read the resolution into the record.

RESOLUTION 33-2023

AUTHORIZING EXECUTIVE SESSION UNDER THE OPEN PUBLIC MEETINGS ACT FOR THE MAYOR AND COUNCIL OF THE BOROUGH OF EATONTOWN

WHEREAS, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., a municipality may exclude the public from a meeting of the Municipal Council where the Council intends to discuss certain matters for which privacy is needed in order to protect the public interest or certain enumerated private interests; and

WHEREAS, it is necessary for the Mayor and Council of the Borough of Eatontown to discuss in session not open to the public certain matters that are required by law to be confidential, more specifically: 1) Contractual – Monmouth Mall; 2) Personnel – Committee Appointments and Professional Appointments

WHEREAS, it is anticipated that the minutes from the deliberations conducted in closed session may be disclosed to the public upon the determination that the public interest will no longer be served by such confidentiality.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorize the above-referenced executive session to be held closed to the public, on January 25, 2023.

Motion to enter into closed session by C/Gindi; seconded C/Jones

Voice Vote: AYE - C/East, C/Regan, C/Jones, C/Gindi, C/Lucas, C/Araman

Council entered Closed Session at 7:33pm

Council returned from Closed Session at 8:14pm

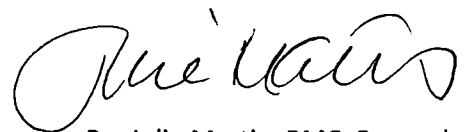
Motion to enter into open session by C/Gindi; seconded C/Jones

Voice Vote: AYE - C/East, C/Regan, C/Jones, C/Gindi, C/Lucas, C/Araman

4. ADJOURNMENT – 8:14pm

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

Voice Vote: AYE - C/East, C/Regan, C/Jones, C/Gindi, C/Lucas, C/Araman



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 2/8/2023