

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, June 14, 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 7:04pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr., Council President Virginia M. East,
Councilmembers Danielle M. Jones, David Gindi, Meir Araman

ALSO PRESENT: Attorney Bayer, Borough Clerk Martin

LATE ARRIVAL: Councilmember Mark Regan, Jr.

ABSENT: Councilmember Everett D. Lucas, Interim Administrator Lucia

The Flag Salute was led by Council President East

2. OLD ORCHARD, DEVELOPER REQUEST FOR REZONING

Council President East recused herself and stepped down from the dais. Mayor Talerico presented an overview of email requests to rezone Old Orchard, then presented the rezoning history of Old Orchard. Mayor Talerico explained the developer's plans and asked the council for their input. Councilmember Gindi asked Mayor Talerico to reiterate what is currently approved. Mayor Talerico explained the current approval is 129 single-family homes with 32,000sqft lots. Councilmember Gindi asked if the developer still needs prior approvals. Mayor Talerico explained they would have to go against the Planning Board for site plan approval. Councilmember Araman asked if the current plan is the developer's opinion or if it has already been verified. Mayor Talerico responded that the zoning portion is true but has not looked over the environmental data. Attorney Bayer asked Mayor Talerico if the plan is age restricted. Mayor Talerico explained that the current proposed plan is age restricted with a request of 145 homes and a buffer of 100 feet. Councilmember Araman clarified the entire property will be age restricted. Mayor Talerico clarified further. Councilmember Araman asked Mayor Talerico if he knew of anything environmental on the property like wetlands. Mayor Talerico explained the Borough has not investigated the environmental plan because it will be what the state says it is and once there's a plan in place, the engineers will then investigate it. Attorney Bayer asked about the stream going through the property. Mayor Talerico responded. Mayor Talerico opened the meeting to the public.

Paul Wishnick, Reynolds Drive, asked who the developer is. Mayor Talerico explained he does not know the name of the developer but has spoken to the developer's attorney. Mr. Wishnick asked if the current plan is finalized. Mayor Talerico explained why the plan was not finalized. Mr. Wishnick commented on the street closure possibility. Mayor Talerico explained there will be a buffer and will be deed restricted.

Robin Caroppolo, Redfern Road, commented on the current traffic on Highway 36 and Wyckoff Road and asked if the developers will come up with an idea to alleviate the traffic. Mayor Talerico explained the proposal is significantly scaled back from previous proposals, and the state would have to approve the traffic patterns. Councilmember Gindi asked if the developers mentioned how many parcels they wanted to utilize for commercial. Mayor Talerico explained he believes it's either two or three parcels. Councilmember Gindi clarified that the only entrance and exit will be on Highway 36. Mayor Talerico confirmed with an exception that they may have a residential entrance on Highway 36.

Bob English, Sandspring Drive, explained his support of the development plan noting the Borough needs commercial projects as it will help all homeowners. Mr. English then commented on his approval for the age restricted community due to the great stress the school budgets are under. Mr. English further commented on the trees on the property and asked if the Borough can safely guard as many as possible. Mr. English then showed his approval of the proposed buffer footage. Mayor Talerico commented on the 100-foot buffer and the discussion that was had with the Economic Advisory Committee regarding the saving of trees.

Maria Kaarsgaren, Reynolds Drive, commented that the acreage of the property on the plan states it's 17 acres, however, with her measurements, the property measures 7 acres. Mayor Talerico explained that the 17 acres came from the Borough Planner and if it's wrong, he will talk to the planner and have her recalculate it.

Veggest, Reynolds Drive, explained he measured the property line where the houses are backing up to the golf course and explained the measurements. Mayor Talerico explained the planner measures the entirety of the golf course.

Maria Kaarsgaren, Reynolds Drive, asked what is going to be on the buffer. Mayor Talerico explained that is still to be discussed with the developer. Mayor Talerico further explained that this meeting is not going to be a site plan meeting, however, the Borough Planner will speak with the developer's planner to figure out a buffer plan. Ms. Kaarsgaren asked about the wildlife and spoke about deer already having nowhere to go.

Pamela Faccone, Redfern Drive, commented that an age restricted community will most likely require a higher necessity for Emergency Medical Services. Mayor Talerico explained the Borough is aware of that need. Ms. Faccone asked about storm water runoff. Mayor Talerico commented on the state's new rules.

Maria Kaarsgaren, Reynolds Drive, read a statement she wrote regarding the need for a traffic impact study. Ms. Kaarsgaren then commented that the developer mostly builds grocery stores and asked if they put a new grocery store into the plan, what will happen to the current grocery stores in the surrounding area. Mayor Talerico responded that the Borough is not yet at that stage and explained that the Borough can not force a deed restriction but can negotiate. Ms. Kaarsgaren commented that if the developers do not negotiate, then they should stick to going against the Zoning Board. Mayor Talerico explained that if they go to the Zoning Board, they may not ask for a buffer and may or may not have Reynolds Drive open. Mayor Talerico further explained that if the developers go to the Board, the residents or the developers will issue litigation, depending on the outcome. Ms. Kaarsgaren explained she suspects the developers are more interested in developing the commercial part of the plan than the residential. Mayor Talerico explained why he doesn't believe that is true. Councilmember Gindi commented that the developers develop retail properties, not supermarkets. Attorney Bayer explained that if the Borough decides to negotiate, the Borough will create a zoning ordinance that explains permitted uses and non-permitted uses. Ms. Kaarsgaren commented on the already growing population of Eatontown and asked if the Borough needs any more housing. Ms. Kaarsgaren then asked what more houses would do with the existing sewerage system and the rest of the infrastructure. Mayor Talerico explained that the developers are required to go to the Sewer Authority before tapping into the sewer system. Ms. Kaarsgaren asked the council to keep in consideration the current residential and commercial values.

Katarzyna Klimczak, Reynolds Drive, commented if the Borough can possibly buy the land and build a park. Mayor Talerico explained he would like to have more parks; however, the Borough would not be able to afford to buy the land.

Robert Tungrian, Stirrup Lane, asked Mayor Talerico if he alone met with the developer. Mayor Talerico explained that he met with the attorney, along with the borough administrator and the borough planner. Mr. Tungrian asked if the rest of the council met with the developer. Mayor Talerico explained the council knew about the meeting but does not know if the rest of the council has met with the developer. Mr. Tungrian asked if the borough has given the developer other options to build. Mayor Talerico responded explaining that the developer owns the property, and they have development rights. Mr. Tungrian commented that he has no backyard and does not want to be looking at a building. Mr. Tungrian then asked how much his property would be worth. Mayor Talerico explained the Borough Planner has had extensive conversations that there are good buffers around the state in wealthier towns where residents do not even realize the developments on the other side. Councilmember Gindi commented on property values and the work the council is doing to keep the spending down. Mr. Tungrian compared the golf course property to the Monmouth Mall property and asked if the council will fight for the residents. Mayor Talerico asked Mr. Tungrian what his view is on the proposed plan. Mr. Tungrian explained he's wearied on the 100-foot buffer and what can be there. Mayor Talerico explained the developers' options. Attorney Bayer explained the process of amendments to the Master Plan. Mayor Talerico explained the development plan process. Councilmember Gindi asked if the developer can put together diagrams to see what they are proposing. Mayor Talerico explained he has previously asked the developers for that, but they are not ready to draw a plan. Attorney Bayer explained they will ask for a concept plan.

Leslie Mele, Reynolds Drive, explained her property backs up to the golf course and asked who owns the driving range. Mayor Talerico explained he does not know who owns it but will not be developed as per the developers. Ms. Mele asked how much property the driving range is. Mayor Talerico stated he does not know. Ms. Mele explained she meant the driving range off Highway 36. Mayor Talerico explained he does not know.

Aaron Stoler, Reynolds Drive, explained he recently moved to the area and works for the NJDEP stormwater management. Mr. Stoler explained wildlife is a concern and suggested moving the animals from one point to another to ensure their safety. Mr. Stoler explained stormwater management has a requirement for green infrastructure and the town can increase it. Mr. Stoler commented that Green Acres would not provide funding and commented on the surrounding flooding areas. Mr. Stoler explained the council must make sure that the development meets the stormwater requirements.

Frank Scaturchio, Monmouth Road, commented on the West Long Branch's driving range on Highway 36, the downstream flooding on Monmouth Road. Mayor Talerico explained the Borough's professionals will be involved in the Planning Board process and the surrounding towns will also get notified of the development. Mr. Scaturchio asked for clarification regarding the proposed entry on Highway 36. Mayor Talerico explained there will be no commercial access from Monmouth Road, only Highway 36. Mr. Scaturchio asked if the property had already been sold, or if it's under contract. Mayor Talerico explained he does not know. Mr. Scaturchio asked about First Aid and fire regulations. Mayor Talerico explained he does not know what the regulations are, however, there is a proposal to deed restrict road entrance.

Merissa Buczny, Reynolds Drive, asked if the Borough will require modifications to the Master Plan regarding a traffic study, then explained developers should have to complete a full impact traffic study. Mayor Talerico explained the current proposal does not have access through Reynolds Drive, unless the Fire Official mandates it. Councilmember Jones explained that she is the council liaison to the Traffic Advisory Committee and asked if anyone has any traffic concerns to attend the meetings.

Ron Wollner, Industrial Way, and a member of the Economic Advisory Committee, explained he would like a low traffic impact building on property and expressed his approval of the age restricted housing. Mr. Wollner explained it will bring in more revenue to the town and have less impact on the schools. Mr. Wollner would like to review the proposal. Councilmember Jones explained the purpose of the meeting is to listen and get feedback from the public and that nothing has been finalized. Councilmember Jones explained she will communicate with the Environmental Advisory Committee. Mr. Wollner commented on the current zoning of the property and the developer having the ability to build whatever they want according to the current zoning standards. Mr. Wollner continued by explaining that the council should negotiate for something that benefits the community and has less impact.

Jan Degeest, Reynolds Drive, commented that anyone who backs up to the golf course has different opinions. Mr. Degeest then asked about a plan amendment. Mayor Talerico and Attorney Bayer explained the plan amendment process. Mr. Degeest asked if the homeowners would be able to buy a piece of land by their properties. Mayor Talerico explained the Borough does not get involved with private negotiations.

Councilmember Gindi commented that he thinks it is important to understand that litigation costs a lot of money and expressed his hopes that everyone will keep an open mind and see what the developers are offering. Mayor Talerico commented and clarified on the 100-foot buffer. Mayor Talerico further explained the process and the benefit of negotiating. Mayor Talerico asked the council and residents if they would agree to negotiate. The council's consensus was to move forward with the next step. Councilmember Araman asked if the council doesn't move forward, and the developer's go to the Zoning Board, what is the worst-case scenario. Mayor Talerico explained the three different options. Councilmember Araman commented on the commercial portion of the plan. Mayor Talerico explained the Planning Board would have to recommend a plan amendment, which will then go to the council. Councilmember Araman expressed his opinion that the Borough would be able to negotiate a good deal. Mayor Talerico agreed. Mayor Talerico explained the future process. Attorney Bayer explained the Borough will need a resolution referring it to the Board. Mayor Talerico asked the residents if they had any questions or concerns.

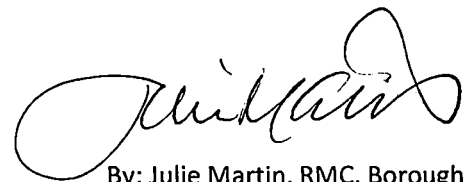
Wanna Chin, Carmel Way asked about property on Malibu Drive. Mayor Talerico explained there are currently no properties owned by the developers on Malibu Drive.

Maria Kaarsgaren, Reynolds Drive, suggested that the Borough just give a variance for the commercial space, then negotiate the buffer and the flooding. Mayor Talerico explained the developers would not want that. Ms. Kaarsgaren asked if the developers go to the Zoning Board what are the options to fight it. Mayor Talerico explained the process of residents attending the Board's meetings and their open public comments.

3. ADJOURNMENT – 8:31pm

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

Voice Vote: AYE - C/East, C/Regan, C/Jones, C/Gindi, C/Araman
 ABSENT - 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 06/28/2023