

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, March 13, 2024**

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 7:02pm, 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, Carl Lawson, Candance Faust

ALSO PRESENT: Attorney Bayer, Borough Clerk Martin

LATE ARRIVAL: Interim Administrator Lucia, arrived at 7:03pm

The Flag Salute was led by C/East

2. PROCLAMATION – RECOGNIZING INTERNATIONAL WOMEN'S DAY

Mayor Talerico read the proclamation into the record.

3. WOMEN'S HISTORY MONTH CELEBRATION (C/JONES)

Councilmember Jones mentioned the collection drive and the virtual events for Women in Public Office Day and Women's History Month Celebration.

Councilmember Araman recognized the women being held hostage by the Hamas.

Councilmember Gindi shared that it is important to understand that the best way to respect a woman is to respect them.

Mayor Talerico spoke about the Arbor Day Proclamation and has added it to the agenda.

PROCLAMATION – ARBOR DAY

Mayor Talerico read the proclamation into the record.

5. RECOMMENDATIONS FROM THE CANNABIS INDUSTRY AD HOC COMMITTEE AND THE EDAC (C/JONES)

Councilmember Jones provided a background on the Ad-Hoc Committee and their recommendations to the Governing Body. Councilmember Jones asked the Council to vote on the recommendations so they may formulate a new policy. Mayor Talerico explained the process regarding the recommendations. Councilmember Jones mentioned some recommendations were going to be researched by the Borough Attorney. Mayor Talerico started with Class I Regular and mentioned the already existing locations and asked if anyone opposes changing the hours of operation to 24/7. The council did not oppose. Mayor Talerico then asked if any council members wanted to increase the number of Class I Regulars and change the location of where Class I Regulars are. The council did not want to change the location or increase the number. Mayor Talerico then moved on to Class I Micro, explained the existing approved locations and asked if anyone opposes also allowing Class I Micros to Industrial Way East and West. The council did not oppose. Councilmember Gindi asked for clarification regarding the location recommendation. Councilmember Jones responded. Mayor Talerico then mentioned the request to lower the fee for micro-licenses from \$10,000 to \$5,000 and asked for consensus. The council agreed. Mayor Talerico asked if any councilmembers would like to treat Class I and Class II identically. The council agreed. Mayor Talerico then moved on to Class III and Class IV licenses and asked if the council would like to take any action on these licenses. Councilmember Faust explained it would be in the Governing Body's best interest to see if they can possibly advocate for licenses the residents would like to see in town. Councilmember Jones responded. The discussion continued. Councilmember Meir Araman asked if the council needs to specify certain changes. Mayor Talerico responded. There are no changes for Class III, Class III Micro, Class IV, and Class IV Micro. Mayor Talerico skipped over Class V and went to Class VI. Mayor Talerico explained the Borough does not allow Class VI and Class VI Micro, then asked if the council would like to add these licenses, which if delivery. The council did not approve, Councilmember Jones abstained and explained she would like to wait and see what the State and other towns are doing. Councilmember Faust agreed. Councilmember Araman asked about the delivery process. Councilmember Jones responded. Mayor Talerico then mentioned several requests for Class V. One of the requests was to lower the distance from a school from 1,000 feet to 750 feet from a property line and across the highway. Councilmember Jones asked Attorney Bayer if lowering the distance would expose the Borough for potential legal

matters. Attorney Bayer responded. Councilmember Jones asked about the timeline for potential litigation and if the Borough would be exposed to potential legal matters. Attorney Bayer responded. Councilmember Araman asked for clarification. Mayor Talerico and Attorney Bayer responded. Mayor Talerico asked if the council would like to decrease the distance. The council did not approve. Mayor Talerico mentioned the second request to add a Class V Retail License for micro business to be located on Highway 35 or Highway 36. Councilmember Araman explained he does not see a problem with adding another Class V license. Councilmember Gindi asked if the council approves, when does adding licenses stop. Councilmember Faust explained there are about twenty licenses in total and there are only eight licenses issued, and in the future would like to add more. Councilmember Gindi explained he is more focused on Class V licenses and wants to agree that this is the last discussion the council will have on retail. Councilmember Faust responded. The council did not want to vote at this time. Mayor Talerico then asked if the council wants to create an additional Class V Regular license. The council did not want to add a license. Mayor Talerico then asked if the council would want to add Class V Micro on Industrial Way attached to a Class I or Class II. The council did not want to allow that. Mayor Talerico then mentioned a question of whether to accept a signed letter of intent from the landlord rather than a signed lease to issue a resolution. Attorney Bayer responded. Mayor Talerico then asked for consensus of council to present a signed lease or a certified letter of intent from the landlord for Class I through Class V. Councilmember Gindi asked if they can stipulate that the letter of intent has a 6-month expiration date, then should be renewable. The council agreed to Councilmember Gindi's suggestion. Mayor Talerico then asked if the council should add a Class V Micro. The council agreed. Mayor Talerico then asked for the location of the Micro. Councilmember Araman suggested Route 35 or Route 36. Councilmember Lawson mentioned he does not want the micro on Route 35 or Route 36. Councilmember Gindi asked Councilmember Lawson why he would not want that location. Councilmember Lawson responded. Mayor Talerico explained further to Councilmember Lawson. Councilmember Lawson explained he is ok with having the micro on Route 35 or Route 36. The consensus of the council was to have a Class V Micro business on Route 35 or Route 36. Mayor Talerico asked for consensus of Class V licenses lowering the fee from \$10,000 to \$5,000. The council agreed. Councilmember Jones asked if they are lowering the fee from \$10,000 to \$5,000 for Class III and Class IV micro licenses as well. Councilmember Faust suggested lowering the cost for the other micro licenses to advocate filling those spots. The council agreed. Mayor Talerico asked Attorney Bayer when he could realistically make the changes to the Ordinance. Attorney Bayer responded by the next council meeting.

Mayor Talerico opened the meeting to the public.

Pete Mangin, Toms River, apologized for his behavior at the last council meeting and provided his background and history by reading a statement into the record.

Councilmember Jones asked Attorney Bayer to memorialize what was consented at this meeting. Attorney Bayer responded. Mayor Talerico asked Interim Administrator Lucia if he will put what was consented on the webpage. Interim Administrator Lucia agreed.

Mayor Talerico closed the meeting to the public.

6. ADJOURNMENT – 7:50pm

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

Voice Vote: AYE - C/East, C/Jones, C/Gindi, C/Araman, C/Lawson, C/Faust



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 03/27/2024