

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, August 28, 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 7:01pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr.

Councilmembers David Gindi, Meir Araman, Carl Lawson, Candance Faust

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

ABSENT: Council President Virginia M. East, Councilmember Danielle M. Jones

The Flag Salute was led by Kevin Halverston

2. PROCLAMATION - 1984 EATONTOWN BOYS OF SUMMER (MAYOR TALERICO, C/LAWSON)

Mayor Talerico spoke about writing the proclamation and read it into the record.

Mr. Edwards introduced everyone and spoke about each team member.

Mayor Talerico presented the proclamations to the Eatontown Boys of Summer.

Roger White, coach of the Eatontown Boys of Summer, spoke about his experience and history with baseball.

Photos were taken with the 1984 Eatontown Boys of Summer.

Joe Fritchie, current Eatontown Baseball President congratulated the Eatontown Boys of Summer and mentioned that Eatontown Baseball wants to acknowledge and present the team with a sign at 80 Acres park on their opening day.

3. AIRBNB/POOL RENTALS (C/GINDI)

Councilmember Gindi mentioned that it has come to the borough's attention that residents are renting out pools on a daily and hourly basis, which is against the Borough Code. Councilmember Gindi explained that residents are using several different platforms to advertise and has become a nuisance. Councilmember Gindi thanked zoning and housing for addressing these violations. Councilmember Gindi then asked Attorney Bayer to review the borough's enforcement and if the borough can institute a penalty for advertising the offense. Councilmember Gindi then asked the council for their thoughts. Mayor Talerico responded. Councilmember Gindi continued by explaining that residential houses that get at least two certificates of occupancies a year, have to follow commercial business laws. Mayor Talerico responded and asked the council for consensus to have Attorney Bayer look into the changes. Councilmember Araman asked how the borough can penalize the property owners for online advertising. Councilmember Gindi responded. The discussion continued between Councilmember Gindi and Councilmember Araman. Mayor Talerico spoke about the advertisements for pool rentals and short-term rentals. Interim Administrator Lucia stated that he, with Attorney Bayer, will look into the proposed changes and will report back at the next council meeting. Attorney Bayer mentioned what the current ordinance states. Mayor Talerico mentioned illegal childcare facilities being run out of residential homes as well, and explained why the original ordinance was introduced. Councilmember Araman responded. Councilmember Gindi mentioned he wants to make sure the landlord registration matches the leases. Attorney Bayer spoke about the assessment of commercial properties. Mayor Talerico asked Attorney Bayer and Interim Administrator Lucia to report back at the next meeting.

The meeting was open to the public.

Doreen Morris, Marilyn Court, mentioned a possible babysitting daycare issue on her street. Mayor Talerico responded.

The meeting was closed to the public.

4. CLOSED SESSSION

Resolution 163-2024

1) Attorney Client Privilege - Shopping Mall Liquor Licenses

Mayor Talerico noted the Council would not act on the items in Closed Session but will act on the items in Regular Session.

Attorney Bayer read the resolution into the record.

RESOLUTION 163-2024**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) Attorney Client Privilege - Shopping Mall Liquor Licenses

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 Wednesday, August 28, 2024.

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

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

Council entered Closed Session at 7:52pm

Council returned from Closed Session at 8:04pm

5. ADJOURNMENT – 8:04pm

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

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



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 N.J.S.A. 47:3-15 et seq and approved by the State Records Committee. Audio is available on the Borough website.

Approval 09/11/2024