

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, September 11, 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 7:06pm, 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 (late arrival 7:10pm), David Gindi (by phone), Meir Araman,
Carl Lawson, Candance M. Faust

ALSO PRESENT: Attorney Bayer (by phone until 7:24pm), Deputy Borough Clerk Muscillo

ABSENT: Interim Administrator Lucia (due to illness)

The Flag Salute was led by Mayor Talerico. Mayor Talerico asked for a moment of silence for the 9-11 victims and heroes.

2. DOWNTOWN REDEVELOPMENT PLANS DISCUSSION (BOROUGH PLANNER)

Mayor Talerico explained the areas in need of redevelopment, provided a brief overview and explained what the next steps would be. Mayor Talerico then introduced the Borough Planner, Jenn Beahm. Ms. Beahm further explained the redevelopment area and explained the goals for the redevelopment plan. Ms. Beahm explained the new zone changes and parking. Ms. Beahm then explained what zones are not permitted in the new redevelopment areas. Mayor Talerico commented on the parking and trash bins. Ms. Beahm continued by explaining the individual developers will have to enter into an agreement with the Borough for development. Ms. Beahm further explained that her office is consistently working with the Borough Architect to make a rough draft of the plan. Mayor Talerico commented on the proposed facades. Councilmember Araman mentioned that the Economic Advisory Committee would like to have an input on the plan. Mayor Talerico and Ms. Beahm responded. Councilmember Jones asked when the Environmental Commission can meet with Ms. Beahm. Ms. Beahm responded. The discussion continued regarding having the different borough committees meeting with the Borough Planner. Councilmember Jones asked about the flooding problem in town and if it will be addressed in the new plan. Ms. Beahm and Attorney Bayer responded. Mayor Talerico asked Ms. Beahm if there were any other comments she had to developers. Ms. Beahm responded. Mayor Talerico mentioned there are grants that can help the Borough buy land if an owner is willing to sell. Councilmember Araman asked if the Borough can require all new lighting to be LEDs. Ms. Beahm responded. Councilmember Jones asked when Ms. Beahm is looking for the feedback from the committees. Ms. Beahm responded. Councilmember Faust mentioned at the committee's next meetings, the liaisons should write down dates and times that works for everyone. Ms. Beahm and Mayor Talerico responded.

Mayor Talerico opened the meeting to the public.

Paul Ettinger, Cross Builders Attorney, mentioned the cross builders plans for development and asked the council if they can provide a presentation. Mayor Talerico asked Attorney Bayer if the builders can provide a presentation. Attorney Bayer and Ms. Beahm responded. Mr. Ettinger explained their proposal. Ms. Beahm and Mayor Talerico responded. Mr. Ettinger asked about the proposed parking and the proposed facades. Mayor Talerico and Ms. Beahm responded.

✧ Jennifer Eckhoff, Executive Director for the Eastern Monmouth Area Chamber of Commerce and a member of the Economic Advisory Council, asked for clarification on the recommended uses. Ms. Beahm responded. Ms. Eckhoff asked about the committee's meeting time frame. Mayor Talerico responded.

John Lifer, Middletown resident and developer, mentioned that the Borough's other parking lot is at a lower elevation, and the DEP is looking on raising the base flood elevation. Mr. Lifer asked how certain the plan would be, knowing this change is coming. Ms. Beahm and Mayor Talerico responded.

Roy Eisen, Eatontown resident, mentioned that Ms. Beahm kept referring to "we" and asked who she is specifically referring to. Ms. Beahm responded. Mr. Eisen asked why Ms. Beahm thinks it is unrealistic for all of the buildings to be raised. Mayor Talerico and Ms. Beahm responded. Mr. Eisen asked about Parallel Architecture working on the municipal building as well and if their scope has increased. Mayor Talerico responded. Mr. Eisen asked if a copy of the draft will be

made public. Ms. Beahm and Mayor Talerico responded. Mr. Eisen asked if a resident can get a list of all the proposed zoning uses. Mayor Talerico responded. Mr. Eisen asked if there was any consideration for parking on Throckmorton Avenue. Mayor Talerico and Councilmember Faust responded. Mr. Eisen asked if the planner considered Netflix coming into town. Ms. Beahm responded, yes. Mr. Eisen asked for an update on the municipal building. Mayor Talerico responded that there is no update.

Greg Kennedy, 29 Main Street, mentioned that angled parking for the municipal lot could be an option for better parking. Mr. Kennedy then asked if the Borough would provide more parking. Mayor Talerico, Councilmember Faust and Ms. Beahm responded.

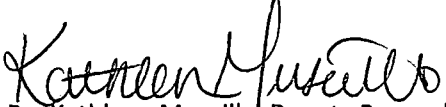
Mr. Brown, Commercial Real Estate Director of Exit Realty in West Long Branch, mentioned a real estate business offer regarding property owners who do not want to sell. Mayor Talerico responded.

Mayor Talerico summarized the discussion. Ms. Beahm commented on the next steps of the draft plan. Mayor Talerico closed the meeting to the public.

3. ADJOURNMENT – 8:09pm

Motion to adjourn by C/East; seconded by C/Lawson

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


By: Kathleen Muscillo, Deputy 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 09/25/2024