

**Regular Meeting
Borough of Eatontown Governing Body
Tuesday, March 25, 2025**

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. Also, the notice of this meeting date change was transmitted to 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 Regular Meeting at 8:08pm, 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, Meir Araman, Carl Lawson, Candace M. Faust (by phone), Maria Escalante

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

The Flag Salute was held in workshop.

2. APPROVAL OF MINUTES

A. Regular Meeting/Closed Session – 03/12/2025

Motion to approve the minutes by C/Lawson; seconded by C/Araman

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

3. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico had nothing to report.

4. REPORTS OF COMMITTEES

A. EMERGENCY SERVICES - Council President East

Council President East reported on the upcoming OEM open house, the CERT National Program, the next Fire Committee Meeting, the next First Aid meeting, and the next Senior Housing Board meeting. Further reported was Council President East's attendance at the Women's History Month event hosted by the Historical Society, the Annual Pancake Fundraiser Breakfast and the Bike and Walk Summit at Princeton University.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones reported on the next meetings of the Cannabis Regulatory Commission, the Board of Education, the Monmouth Regional Board of Education, the High School Strategic Plan Meeting, the Cannabis Industry Ad Hoc Committee, the Environmental Commission, and the Youth Committee. Councilmember Jones then mentioned some upcoming events.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman had nothing to report.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on some upcoming events.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust's report was read by Mayor Talerico. The report mentioned the upcoming Girl Scout events. The rest of the report was reserved for the next meeting.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante reported on the meetings of the Library Board of Trustees, the Book Club, the Historical Committee, and the Tenants' Rights Committee. Councilmember Escalante then mentioned some upcoming events.

5. ADMINISTRATOR'S REPORT - Interim Administrator Lucia

Interim Administrator Lucia had nothing to report.

6. OLD BUSINESS - None**7. PUBLIC COMMENT ON AGENDA ITEMS ONLY**

The meeting was open to the public on agenda items.

No comments were made.

The meeting was closed to public comment on agenda items.

8. BILLS & CLAIMS AND BI-WEEKLY PAYROLL

Motion to approve the bills, claims and bi-weekly payroll by C/East; seconded by C/Jones

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

Councilmember Escalante abstained from line item 001.

9. NEW BUSINESS**A. CONSENT AGENDA RESOLUTIONS**

(All matters listed hereunder are considered to be routine in nature and will be enacted in one motion. Any person may request an item be removed for separate consideration).

- 1) **Resolution 77-2025** - Auth. Release of Escrow Funds
- 2) **Resolution 78-2025** - Auth. Appointment to Certain Boards/Committees
- 3) **Resolution 79-2025** - Auth. Additional Bus Stop, Laurel Place Southbound at Azalea Court (NJ Transit)
- 4) **Resolution 80-2025** - Auth. Borough of Open and Maintain a Bank Account with OceanFirst Bank
- 5) **Resolution 81-2025** - Award of Bid/Contract, Bulky Waste Disposal (Mazza Recycling Services)
- 6) **Resolution 82-2025** - Opposing NJ Senate Bill 1408 Auth. Conversion of Office Parks & Retail Centers to Mixed Use
- 7) **Resolution 83-2025** - Auth. Special Projects Engineer to Prepare Bids for Resurfacing Portions of Parking Lot/Gurbisz
- 8) **Resolution 84-2025** - Auth. Purchase/Installation of Playground Surfacing, Jakes Law, Wolcott Park
- 9) **Resolution 85-2025** - Auth. Purchase/Installation of Playground Equipment, Jakes Law, Wolcott Park
- 10) **Resolution 86-2025** - Auth. Purchase/Installation of Base Stone, Concrete Curbing, Fresh Start, 80 Acres
- 11) **Resolution 87-2025** - Auth. Purchase/Installation of Fitness Equipment/Shade Structure, Fresh Start, 80 Acres
- 12) **Resolution 88-2025** - Auth. Issuance of License to Phoenix Recovery to Operate a CSLR, 11 Park Avenue
- 13) **Resolution 89-2025** - Auth. Special Projects Engineer to Perform Const. Administration/Inspection, Nicodemus/Wilson

Councilmember Escalante asked about the cost for Resolution 89. Mayor Talerico responded.

Councilmember Araman asked about the last phase for the Industrial Way paving project. Mayor Talerico responded.

Motion to approve Consent Items 1-13 (Resolutions 77-89) as a group by C/Jones; seconded by C/Lawson

Roll Call: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Faust, C/Escalante

RESOLUTION 77-2025 - AUTHORIZING RELEASE OF ESCROW FUNDS

WHEREAS, the Zoning Officer, Kathy Muscillo in an email dated February 11, 2025 has requested the release of the below noted Escrow Funds; and

WHEREAS, Borough Engineer, Edward Herrman, approved the release of the below noted Escrow Funds; and

\$0.00 (plus any applicable interest) Escrow File No. 1397

Floor & Décor Outlets of America

70 Highway 36

Eatontown, NJ 07724

Block 2902, Lot 2

\$63.15 (plus any applicable interest) Escrow File No. 1020

Best Buy Stores, LP

70 Highway 36

Eatontown, NJ 07724

Block 2902, Lot 2

\$294.66 (plus any applicable interest) Escrow File No. 1017

Gartung, LLC (SAWA)

42 Highway 36

Eatontown, NJ 07724

Block 2902, Lot 2

NOW, THEREFORE, BUT IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorize the release and return of the above noted Escrow funds.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to FMERA, ARH Associates and the Borough Chief Financial Officer.

RESOLUTION 78-2025 - AUTHORIZE APPOINTMENT TO CERTAIN BOARDS AND COMMITTEES

BE IT RESOLVED that the following Borough Committee appointments for the Borough of Eatontown, as made by the Mayor, are hereby confirmed:

SEWERAGE AUTHORITY:

MEMBER William Diedrichsen

UNEXPIRED TERM 3/25/25 - 1/31/27

RESOLUTION 79-2025 - AUTHORIZING ADDITIONAL BUS STOP LAURAL PLACE, SOUTHBOUND AT AZALEA COURT (NJ TRANSIT)

BE IT RESOLVED by the Mayor and Council of the Borough of Eatontown, County of Monmouth, and State of New Jersey.

That pursuant to N.J.S.A. 39-4-8(e) the following described location is designated as a bus stop:

ADDED STOPS - MUNICIPAL ROADS

1. Along Laurel Place, southbound, on the westerly side thereof at:

a. Azalea Court – (Near side)

Beginning at the northerly curb line of Azalea Court and extending 105 feet northerly therefrom (location 31524).

That the Mayor and Council of the Borough of Eatontown will enforce the needed traffic regulations governing the bus stop location and provide the necessary police security to ensure the safety of the traveling public.

RESOLUTION 80-2025 - AUTHORIZING THE BOROUGH OF EATONTOWN TO OPEN AND MAINTAIN A BANK ACCOUNT WITH OCEANFIRST BANK

WHEREAS, Municipality of Eatontown, N.J. desires to establish a bank account for the Municipality of Eatontown, N.J. or the purpose of depositing and disbursing funds;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown hereby authorizes the opening and maintenance of a bank account in the name of "Green Acres" at OceanFirst Bank located at 975 Hooper Avenue, Toms River, NJ 08753 for the purpose of depositing and disbursing funds.

FURTHER BE IT RESOLVED that the following individuals are authorized to sign checks or make withdrawals from said account: Dena Amoda, Chief Financial Officer, Julie Martin, Qualified Purchasing Agent, Anthony Talerico, Jr., Mayor of the Borough of Eatontown, Virginia East, Council President of the Borough of Eatontown, and William Lucia III, Administrator of the Borough of Eatontown.

FURTHER BE IT RESOLVED that any and all checks or withdrawals from said account must be signed by at least two of the authorized signatories listed above.

FURTHER BE IT RESOLVED that the Municipality of Eatontown, NJ, shall be bound by the terms and conditions of the bank account agreement with OceanFirst Bank.

FURTHER BE IT RESOLVED that the Municipality Eatontown shall review this resolution annually to ensure its continued validity.

RESOLUTION 81-2025 - RESOLUTION AWARDING BID AND CONTRACT FOR BULKY WASTE DISPOSAL TO MAZZA RECYCLNG SERVICES, LTD

WHEREAS, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et. seq., the Borough of Eatontown authorized the Borough Engineer and/or Borough Public Works Director to prepare plans and specifications, advertise and receive bids for Type No. 13 and Type No. 13 Bulk Waste ("Bulk Waste") disposal for 24 months for the Borough of Eatontown; and

WHEREAS, specifications have been drawn up in the manner to encourage free, open, and competitive bidding pursuant to N.J.S.A. 40A:11-9; and

WHEREAS, on March 12, 2025 the Borough of Eatontown received the following three (3) bids in response to the request for bids for Bulky Waste disposal for a 24-month period:

Company	Bid Per Ton	Bid Price for Up to 4,000 Tons
Mazza Recycling Services, LTD	\$100.50	\$402,000.00
Republic Services of NJ, LLC	\$115.00	\$460,000.00
FCI	\$103.00	\$412,000.00

WHEREAS, the Public Works Director recommends that the Borough award the contract to the lowest responsible bidder, Mazza Recycling Services, LTD, ("Mazza Recycling"), located at 3230 Shafto Road, Tinton Falls, NJ 07724, with a base bid of \$402,000.00 (\$100.50.00 per ton based on 4000 tons) for a 24-month contract for disposal of Bulky Waste; and

WHEREAS, the Mayor and Borough Council believe it is in the best interest of the Borough's taxpayers and residents to award the contract for Bulky Waste disposal to the lowest responsible bidder, Mazza Recycling.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown, that it awards the contract to the lowest responsible bidder, Mazza Recycling Services, LTD, located at 3230 Shafto Road, Tinton Falls, NJ 07724, with a base bid of \$402,000.00 (\$100.50 per ton based on 4000 tons) for a 24 month contract for Disposal of Type No. 13 and Type No. 13C Bulk Waste, respectively and it hereby authorizes the Mayor to execute a contract for Bulky Waste disposal in a form approved by the Borough Attorney.

BE IT FURTHER RESOLVED that the Chief Financial Officer has determined that sufficient funds are available as submitted by a Certification of Availability of Funds available at the Clerk's Office of the Borough of Eatontown under line item entitled, "Bulky Waste Collection."

RESOLUTION 82-2025 - RESOLUTION OPPOSING NEW JERSEY SENATE BILL 1408 AUTHORIZING THE CONVERSION OF OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENTS

WHEREAS, Senate Bill-1408 currently pending in the New Jersey Legislature authorizes the conversion of certain office parks and retail centers known as stranded assets into mixed-use developments with a twenty percent set aside for affordable housing effectively bypassing the existing variance procedure under the Municipal Land Use Law and completely preempting a municipality's local zoning power (the "Builder's Legislation"); and

WHEREAS, the Builder's Legislation defines an office park that is at least 50,000 square feet and a retail center of at least 15,000 square feet and a stranded asset as such a building with a vacancy rate of at least 25% for at least 18 months with expenses exceeding revenues by at least 30 percent or more for three years; and

WHEREAS, Eatontown will be severely impacted by the Builder's Legislation because of its large industrial park located on Industrial Way which is full of qualifying buildings, and there are also a substantial number of retail centers located on State Highways 35 and 36 which could avail itself of the Builder's Legislation and transform the Borough without municipal input or control; and

WHEREAS, the Builder's Legislation is unnecessary because owners of stranded assets may convert their current office parks and retail centers under existing law through either the use variance process under the Municipal Land Use Law or through the redevelopment process under the Local Redevelopment and Housing Law, and it also is harmful to municipalities as a means for a property owner/developer to challenge a municipality's approved affordable housing plan and expose the municipality to costly litigation at the taxpayer's expense; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough's residents to prevent the one-sized fit all super-imposed zoning provided for in the Builder's Legislation and instead to allow for the redevelopment of its industrial park and commercial corridors on Route 35 and 36 through already existing local zoning powers.

NOW, THEREFORE, BE IT RESOLVED by the Borough and Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby urges the Legislature to reject Senate Bill 1408 for the reasons set forth in this Resolution so as to allow municipalities to control the character of their community and zoning districts.

BE IT FURTHER RESOLVED a copy of this Resolution shall be sent to the following:

1. Hon. Nicholas Scutari, Senate President
2. Hon. Vin Gopal, Senator (LD 11)
3. Hon. Troy Singleton, Senator (LD 7)
4. Hon. Craig Coughlin, Speaker
5. Hon. Margie Donolon, M.D. Assemblywoman (LD 11)
6. Hon. Luanne M. Peterpaul, Assemblywoman (LD 11)
7. Hon. Monmouth County Commissioners

RESOLUTION 83-2025 - AUTHORIZING SPECIAL PROJECTS ENGINEER TO PREPARE BID SPECIFICATIONS AND ADVERTISE BIDS FOR RESURFACING PORTIONS OF THE EXISTING PARKING LOT AT GURBISZ PARK

WHEREAS, the Borough Council of the Borough of Eatontown adopted Resolution 46-2025 Authorizing the Borough's Special Project Engineer, ARH Associates ("ARH"), to perform the engineering work connected with resurfacing portions of the Eatontown Park Parcel known known a Gurbisz Park including the existing parking lot at the intersection of Nicodemus Avenue and Wilson Avenue and Vanguard Road and Tiros Avenue as part of the Gurbisz Park project (the "Project")

WHEREAS, ARH is recommending that Mayor and Council authorize the advertisement and issuance of bids for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that ARH Associates is hereby authorized to prepare and advertise bids for the with the Project.

BE IT FURTHER RESOLVED that a copy of this resolution be provided to ARH Associates, the Chief Financial Officer, Borough Administrator and Borough Attorney.

RESOLUTION 84-2025 - AUTHORIZING PURCHASE/INSTALLATION OF PLAYGROUND SURFACING FROM RUBBERECYCLE THROUGH STATE CONTRACT (NJ-FLEET-00131) JAKES LAW, WOLCOTT PARK - GREEN ACRES PLAYGROUND GRANT

WHEREAS, the Borough is seeking to authorize the purchase and installation of Playground Surfacing for Jakes Law, Wolcott Park; and

WHEREAS, the Borough is able to purchase through State Contract and received a proposal from RubbeRecycle dated February 24, 2025 for the purchase and installation of Playground Surfacing at Jakes Law, Wolcott Park in the amount of \$254,749.00; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize said purchase and installation at Jakes Law Wolcott Park because the Park will provide substantial recreational opportunities for the Borough's residents and the project has been funded by the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the execution of a Purchase Order with RubbeRecycle, Lakewood, New Jersey for the purchase and installation of Playground Surfacing as set forth in the proposal from RubbeRecycle, New Jersey dated February 24, 2025, in the amount of \$254,749.00 through State Contract.

BE IT FURTHER RESOLVED THAT the Mayor is hereby authorized to sign all documents necessary so that RubbeRecycle may supply and install the equipment set forth in RubbeRecycle's proposal to the Borough dated February 24, 2025.

BE IT FUTHER RESOLVED THAT a copy of this Resolution shall be sent to the following:

1. RubbeRecycle
2. Janice Grasso, Director of Recreation
3. Dena Amodea, CFO
4. William P. Lucia, III, Administrator

RESOLUTION 85-2025 - AUTHORIZING PURCHASE/INSTALLATION OF PLAYGROUND EQUIPMENT FROM MRC, INC. THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY PURCHASING COOPERATIVE (ESCNJ #24/25-01) JAKES LAW, WOLCOTT PARK - GREEN ACRES PLAYGROUND GRANT

WHEREAS, the Borough is seeking to authorize the purchase and installation of Playground Equipment for Jakes Law, Wolcott Park; and

WHEREAS, the Borough is a member of the Educational Services Commission of New Jersey Purchasing Cooperative ("ESCNJ") and through ESCNJ, it received a proposal from MRC, Inc. dated February 24, 2025 for the purchase and installation of Playground Equipment at Jakes Law, Wolcott Park in the amount of \$405,250.40; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize said purchase and installation at Jakes Law Wolcott Park because the Park will provide substantial recreational opportunities for the Borough's residents and the project has been funded by the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the execution of a Purchase Order with MRC, Inc. of Spring Lake, New Jersey for the purchase and installation of Playground Equipment as set forth in the proposal from MRC, Inc. of Spring Lake, New Jersey dated February 24, 2025 in the amount of \$405,250.40 through the Educational Services Commission of New Jersey Purchasing Cooperative.

BE IT FURTHER RESOLVED THAT the Mayor is hereby authorized to sign all documents necessary so that MRC, Inc. may supply and install the equipment set forth in MRC, Inc.'s proposal to the Borough dated February 24, 2025.

BE IT FUTHER RESOLVED THAT a copy of this Resolution shall be sent to the following:

1. MRC, Inc.
2. Janice Grasso, Director of Recreation
3. Dena Amoda, CFO
4. William P. Lucia, III, Administrator

RESOLUTION 86-2025 - AUTHORIZING PURCHASE/INSTALLATION OF BASE STONE, CONCRETE CURBING AND POURED IN PLACE SURFACING FROM WHIRL CONSTRUCTION THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY PURCHASING COOPERATIVE (ESCNJ #24/25-01) FRESH START - 80 ACRES PARK PHASE I - MONMOUTH COUNTY GRANT

WHEREAS, the Borough is seeking to authorize the purchase and installation of Base Stone, Concrete Curbing and Poured In-Place Surfacing at Fresh Start, 80 Acres Park Phase I; and

WHEREAS, the Borough is a member of the Educational Services Commission of New Jersey Purchasing Cooperative ("ESCNJ") and through ESCNJ, it received a proposal from Whirl Construction, Inc. dated February 18, 2025 for the purchase and installation of said items in the amount of \$16,915.00; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize said purchase and installation at 80 Acres Park because the Park will provide substantial recreational opportunities for the Borough's residents and the project has been funded by the County of Monmouth.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the execution of a Purchase Order with Whirl Construction of Port Monmouth, New Jersey for the purchase and installation of Stone, Concrete Curbing and Poured In-Place Surfacing as set forth in the proposal from Whirl Construction of Port Monmouth, New Jersey dated February 18, 2025 in the amount of \$16,915.00 through the Educational Services Commission of New Jersey Purchasing Cooperative.

BE IT FURTHER RESOLVED THAT the Mayor is hereby authorized to sign all documents necessary so that Whirl Construction may supply and install the equipment set forth in Whirl Construction's proposal to the Borough dated February 18, 2025.

BE IT FUTHER RESOLVED THAT a copy of this Resolution shall be sent to the following:

1. Whirl Construction
2. Janice Grasso, Director of Recreation
3. Dena Amoda, CFO
4. William P. Lucia, III, Administrator

RESOLUTION 87-2025 - AUTHORIZING PURCHASE/INSTALLATION OF FITNESS EQUIPMENT AND SHADE STRUCTURE FROM MRC, INC. THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY PURCHASING COOPERATIVE (ESCNJ #24/25-01) FRESH START - 80 ACRES PARK PHASE I - MONMOUTH COUNTY GRANT

WHEREAS, the Borough is seeking to authorize the purchase and installation of Fitness Equipment and Shade Structure at Fresh Start, 80 Acres Park Phase I; and

WHEREAS, the Borough is a member of the Educational Services Commission of New Jersey Purchasing Cooperative ("ESCNJ") and through ESCNJ, it received a proposals from MRC, Inc. dated March 3, 2025 for the purchase and installation of:

Fitness Equipment in the amount of \$37,008.07 and Shade Structure in the amount of \$15,747.10

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize said purchase and installation at 80 Acres Park because the Park will provide substantial recreational opportunities for the Borough's residents and the project has been funded by the County of Monmouth.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the execution of a Purchase Order with MRC, Inc. of Spring Lake, New Jersey for the purchase and installation of Fitness Equipment and Shade Structure as set forth in the proposals from MRC, Inc. of Spring Lake, New Jersey dated February 24, 2025 in the amounts of \$37,008.07 and \$15,747.10 through the Educational Services Commission of New Jersey Purchasing Cooperative.

BE IT FURTHER RESOLVED THAT the Mayor is hereby authorized to sign all documents necessary so that MRC, Inc. may supply and install the equipment set forth in MRC, Inc.'s proposal to the Borough dated March 3, 2025.

BE IT FUTHER RESOLVED THAT a copy of this Resolution shall be sent to the following:

1. MRC, Inc.
2. Janice Grasso, Director of Recreation
3. Dena Amoda, CFO
4. William P. Lucia, III, Administrator

RESOLUTION 88-2025 - RESOLUTION AUTHORIZING THE ISSUANCE OF A LICENSE TO PHOENIX RECOVERY, LLC TO OPERATE A COOPERATIVE SOBER LIVING RESIDENCE AT 11 PARK AVENUE

WHEREAS the Borough Council adopted Ordinance 23-2021 amending Section 106 of the Borough Code (the "Ordinance") requiring rooming or boarding houses including Cooperative Sober Living Residences to be licensed by the Borough Council of the Borough of Eatontown in accordance with the standards set forth in the Ordinance; and

WHEREAS Phoenix Recovery, LLC ("Phoenix") located at 11 Park Avenue (the "Property") was an existing Cooperative Sober Living Residence (the "Facility") licensed by the New Jersey Department of Community Affairs, Bureau of Rooming and Boarding House Standards before the adoption of the Ordinance; and

WHEREAS Phoenix filed an application for, and the Borough Council previously authorized the Borough Clerk to issue, a Boarding House and Rooming House License to continue operating a CSLR at the Property for both 2023 and 2024 years; and

WHEREAS, Phoenix filed an application for a Boarding House and Rooming House License to continue to operate a CSLR at the Property during the calendar year 2025; and

WHEREAS the application and Property was reviewed/inspected by Fire Prevention, Housing, Zoning/Code Enforcement Bureau and the Police Department and excepting for the damaged pool cover, which was subsequently repaired, the Borough found the Facility and the Property in compliance with the Borough Code and the Departments/Divisions within the Borough recommended approval of the Application to the Borough Council; and

WHEREAS, the Borough Council conducted a public hearing on March 12, 2025 on Phoenix's license application and Phoenix's representative, Kevin Mirda appeared before the Council and premised upon the information supplied at the public hearing and a review of Phoenix' License Application including the recommendations from within the Borough's Departments and Divisions, the Borough Council believes it is in the best interest of its residents to approve and issue Phoenix a License to operate a Cooperative Sober Living Residence at the Property; and

WHEREAS, Phoenix Recovery, LLC have posted the required performance/surety bond or its legal equivalent in the amount of \$10,000 in favor of the Borough of Eatontown, which form has been approved by the Borough Attorney.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby approves and authorizes the Borough Clerk to issue a License to Phoenix Recovery, LLC to operate a Cooperative Sober Living Residence at property identified as 11 Park Avenue, Eatontown.

BE IT FURTHER RESOLVED a copy of this Resolution shall be forwarded to the following:

1. Phoenix Recovery, LLC
2. William P. Lucia, III, Interim Administrator
3. New Jersey Department of Community Affairs, Bureau of Rooming and Boarding House Standards

RESOLUTION 89-2025 - RESOLUTION AUTHORIZING ARH ASSOCIATES TO PERFORM CONSTRUCTION ADMINISTRATION AND INSPECTION ENGINEERING SERVICES FOR RECONSTRUCTION OF NICODEMUS AVENUE AND WILSON AVENUE AT FORT MONMOUTH

WHEREAS, FMERA and the Borough entered into a certain Purchase and Sale Agreement and Redevelopment Agreement dated as of November 30, 2020, as amended by the First Amendment to the Purchase and Sale Agreement and Redevelopment Agreement, dated July 28, 2021, the Second Amendment to the Purchase and Sale and Redevelopment Agreement, dated November 14, 2023, (collectively the "Agreement") whereby FMERA agreed to sell and the Borough agreed to purchase and redevelop the Nicodemus Park Parcel for recreation use, improved by Buildings 787, 788, 789, and 770, including Environmental Carve-Out Parcel ECP 98 and the Van Guard Parcel (defined below), located on Fort Monmouth, Eatontown, New Jersey (collectively "Property"); and

WHEREAS, the Borough closed on the Property on March 7, 2022 and it is in the process of developing the Property as Gurbisz Park; and

WHEREAS, on May 7, 2024, FMERA and the Borough entered into a Memorandum of Understanding to contract to study, map, and recommend repair and/or replacement of portions of Nicodemus and Wilson (South) Avenues and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure, including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property and to transfer portions of Nicodemus and Wilson (South) Avenues to the Borough, as well as prepare bidding documents to make all necessary repairs and replacements;

WHEREAS, the Borough approved Resolution 34-2025 on January 8, 2025 authorizing the Borough to enter into a Memorandum of Understanding with FMERA (the "MOU") to allow for the Borough's Special Projects Engineer, ARH

Associates, to oversee the bid and construction process to complete necessary improvements to portions of Nicodemus and Wilson (South) Avenues and the associated stormwater infrastructure more fully set forth in the MOU (the "Roadway Improvement Project") at FMERA's cost and expense; and

WHEREAS, ARH Associates submitted a proposal to the Borough Administrator dated March 7, 2025 to perform construction administration and inspection services for the reconstruction of Nicodemus Avenue and Wilson Avenue at Fort Monmouth (the "Engineering Services") to ensure that these roadways meet municipal standards and regulatory requirements before dedication to the Borough of Eatontown in an amount not to exceed \$50,000; and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to authorize ARH Associates to perform the Engineering Services so that the Borough is conveyed an updated municipally compliant roads from FMERA as part of the Gurbisz Park project; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby authorizes ARH Associates to perform the Engineering Services set forth in its proposal to the Borough dated March 7, 2025 and the Business Administrator is authorized to execute the proposal on behalf of the Borough.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the following:

1. ARH Associates
2. William P. Lucia, III, Borough Administrator

10. REMARKS OF COUNCIL AND CITIZENS

Councilmember Jones thanked Sondra Thomas for the Mingo Jack event, then mentioned she is working with the school district to incorporate Mingo Jack into the school curriculum.

Mayor Talerico mentioned Closed Session will be added to the agenda.

The meeting was open to the public.

No comments were made.

There being no further comments, the meeting was closed to the public.

11. CLOSED SESSION

A. Resolution 90-2025

1) Litigation – Affordable Housing

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

Attorney Bayer read the resolution into the record.

RESOLUTION 90-2025

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) Litigation – Affordable Housing

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 Tuesday, March 25, 2025.

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

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

Council entered Closed Session at 8:26pm

Council returned from Closed Session at 8:35pm

12. ADJOURNMENT – 8:35pm

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

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



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 04/09/2025

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 1

P.O. Type: All

Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Range: First to Last

Format: Condensed

Vendors: All

Include Non-Budgeted: Y

Rcvd Batch Id Range: First to Last

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
ACTI0005	ACTION UNIFORM CO, LLC					
24-02077	09/20/24 2024 Police Uniforms	Open	1,036.00	0.00		B
AIRPO005	AIRPOWER INTERNATIONAL INC					
25-00447	02/18/25 FIRE DEPT SCBA MAINT CONTRACT	Open	2,010.00	0.00		
AMAZ001	AMAZON.COM SERVICES, INC					
25-00429	02/13/25 CHAMPION PRO-STYLE BASKETBALL	Open	299.11	0.00		
25-00430	02/13/25 CHAMPION RUBBER FOOTBALL	Open	302.02	0.00		
25-00459	02/19/25 FIRE PREV SUPPLIES	Open	70.95	0.00		
			672.08			
AMERI001	AMERIFLEX BUSINESS SOLUTIONS					
25-00597	03/06/25 FSA/COBRA FEE APRIL 2025	Open	115.00	0.00		
APP002	GANNETT NJ NEWSPAPERS					
25-00400	02/10/25 Legal Advertisements	Open	19.36	0.00		B
ARNONE01	JOAN ARNONE					
25-00322	01/29/25 2025 SHBP REIMBURSEMENT RETIREE	Open	1,725.57	0.00		B
ASB001	ASBURY PARK PRESS, INC.					
25-00592	03/05/25 ZB Special Meeting 2.27.25	Open	46.00	0.00		
ASFI001	ATLANTIC SECURITY & FIRE, INC.					
25-00001	01/06/25	Open	78.12	0.00		B
25-00393	02/10/25	Open	342.00	0.00		
			420.12			
ATTM003	AT&T MOBILE 287306454309					
25-00694	03/18/25 POLICE/BORO CELL PHONE USAGE	Open	3,249.10	0.00		
BOE001	EATONTOWN BOARD OF EDUCATION					
25-00594	03/06/25 TAX LEVY APRIL 2025	Open	1,599,989.00	0.00		
BRADY002	JEROME BRADY					
25-00551	03/03/25 MEDICARE INS REIMBURSEMENT	Open	1,048.20	0.00		
CAG001	CLEARY GIACOBBE ALFIERI & JACO					
25-00670	03/17/25 MUNICIPAL PROSECUTOR SERVICES	Open	3,000.00	0.00		
CELL01	CELLEBRITE INC					
25-00299	01/28/25 Cellerbrite Renewal	Open	14,820.41	0.00		
COFFEY001	RICHARD COFFEY					
25-00558	03/03/25 MEDICARE INS REIMBURSEMENT	Open	740.00	0.00		

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
COM006	COMCAST BUSINESS								
		25-00672	03/17/25	BORO BUSINESS INTERNET SERV	Open	784.95	0.00		
COSE001	NICHOLAS J. COSENTINO								
		25-00457	02/19/25	EYEGLASS REIMBURSEMENT	Open	600.00	0.00		
DENA001	DENA AMODEA								
		25-00654	03/13/25	2025 CELL PHONE REIMBURSEMENT	Open	90.00	0.00		B
DILW001	DILWORTH PAXSON								
		25-00578	03/04/25	BORO BOND REAPPROPRIATIONS	Open	550.00	0.00		
EAT004	EATONTOWN MEDICAL ASSOCIATES								
		25-00440	02/18/25	FIRST AID NEW MEMBERS	Open	180.00	0.00		
ECCL002	EAST COAST EMERGENCY LIGHTING								
		25-00156	01/15/25	GETAC K120 Battery	Open	298.00	0.00		
ECLE001	EAST COAST LIGHTING & ENERGY L								
		24-01812	08/20/24		Open	1,000.00	0.00		B
FBIL001	FBI-LEEDA								
		25-00477	02/20/25	2025 Membership Dues	Open	50.00	0.00		
FILEB005	FILEBANK, INC								
		25-00359	02/05/25	File Retrieval 1.27.2025	Open	1,353.97	0.00		
FMEAR001	FMERA								
		25-00425	02/13/25	RELEASE ESCROW ACC#1648	Open	13.73	0.00		
		25-00673	03/17/25	STREET LIGHTS 537 EXT BILLING	Open	382.20	0.00		
						395.93			
FOO001	SAKER SHOPRITES, INC.								
		25-00229	01/23/25	FEBRUARY AFTERCARE SNACKS	Open	361.21	0.00		
		25-00249	01/27/25	MARCH BINGO SUPPLIES	Open	46.41	0.00		
		25-00252	01/27/25	VALENTINE'S DAY CELEBRATION	Open	53.02	0.00		
						460.64			
FWWEB005	F.W. WEBB COMPANY								
		25-00011	01/06/25		Open	366.54	0.00		B
		25-00513	02/24/25		Open	380.45	0.00		B
						746.99			
GENAC001	BOROUGH OF EATONTOWN GENERAL A								
		25-00583	03/05/25	PAY PERIOD 3/14/25 O/S DETAIL	Open	13,954.00	0.00		
GLO001	GLOBE PETROLEUM, INC.								
		25-00005	01/06/25		Open	738.15	0.00		B
HEYERGRU	HEYER GRUEL & ASSOCIATES, PA								
		24-02844	12/23/24	Tinton Villas Escrow #1658	Open	453.75	0.00		

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
IMP001	IMPRINT SHOP LLC	24-02697	11/21/24	FIRST AID CADET APPAREL	Open	552.00	0.00		
INTER010	INTERACTION INSIGHT CORP	25-00468	02/20/25	2025 Renewal	Open	1,776.00	0.00		
JASW001	JERSEY AUTO SPA CAR WASH LLC	25-00176	01/16/25	FIRE PREVENTION CAR WASHES	Open	15.00	0.00		B
		25-00177	01/16/25	BUILDING/HOUSING CAR WASHES	Open	34.00	0.00		B
						49.00			
JERS001	JCP&L	25-00691	03/18/25	BORO MONTHLY ELECTRIC USAGE	Open	7,497.63	0.00		
JULIE001	JULIE MARTIN	25-00596	03/06/25	Cell Phone Reimbursement	Open	90.00	0.00		
KEPWE005	KEPWE SPRING WATER CO, INC	25-00007	01/06/25		Open	77.50	0.00		B
LAURE005	LAUREN HENNING	25-00562	03/04/25		Open	179.64	0.00		
LHSNJ002	LHSNJ	25-00345	02/03/25	HISTORICAL SOCIETY MEMBERSHIP	Open	40.00	0.00		
LUCI001	WILLIAM LUCIA	25-00609	03/06/25	ZOOM MARCH	Open	234.47	0.00		
MIL002	JOSEPH MILLER	25-00557	03/03/25	MEDICARE INS REIMBURSEMENT	Open	575.60	0.00		
MON002	MONMOUTH BUILDING CENTER	25-00008	01/06/25		Open	569.26	0.00		B
MOTO001	MOTOROLA SOLUTIONS, INC	24-02249	10/10/24	OEM PORTABLE RADIO PURCHASE	Open	9,642.40	0.00		
MRH001	MONMOUTH REGIONAL H.S. BD. OF	25-00595	03/06/25	TAX LEVY APRIL 2025	Open	966,543.67	0.00		
MRK001	MR KEYS, INC	25-00006	01/06/25		Open	232.00	0.00		B
MU002	MONMOUTH UNIVERSITY	25-00399	02/10/25	FEDERAL WORK STUDY PROGRAM	Open	444.10	0.00		
NJAWC001	NEW JERSEY AMERICAN WATER	25-00687	03/18/25	BORO MONTHLY WATER USAGE	Open	628.70	0.00		
B001	VERIZON	25-00671	03/17/25	MUSEUM MONTHLY PHONE SERVICE	Open	88.00	0.00		

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 4

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NJDIV001	NJ MOTOR VEHICLES COMMISSION	25-00598	03/06/25	2025 ANNUAL ADMINISTRATIVE FEE	Open	150.00	0.00		
NJRPA004	NJ REC & PARKS ASSOCIATION	25-00350	02/05/25	Precon Best Pr Youth Sports	Open	99.00	0.00		
NJRPA005	NJRPA	25-00435	02/18/25	conf fee 2025 NJRPA	Open	475.00	0.00		
OMEG002	OMEGA GRAPHICS	25-00543	03/03/25	Detective Business Cards	Open	150.00	0.00		
PARAL005	PARALLEL ARCHITECTURAL GRP LLC	25-00492	02/21/25	BORO HALL BUILDING DEVELOPMENT	Open	30,050.00	0.00		
PASHSTEI	PASHMAN STEIN WALDER HAYDEN	25-00548	03/03/25	PROFFESIONAL SERVICES	Open	14,498.20	0.00		
PAY003	LOUISE M. PAYNE	25-00556	03/03/25	MEDICARE INS REIMBURSEMENT	Open	384.68	0.00		
REP001	REPUBLIC SERVICES	25-00517	02/24/25	FEBRUARY RESIDENTAL SERVICES	Open	90,569.22	0.00		
REPT001	REPUBLIC SERVICES	25-00460	02/19/25	FEB. '25 TONNAGE	Open	18,498.71	0.00		
RICOH005	RICOH USA, INC	25-00692	03/18/25	FINANCE MONTHLY COPIER LEASE	Open	166.75	0.00		
SBEE001	SUNNY BUNNY EASTER EGGS	25-00317	01/28/25	Egg Hunt Supplies	Open	631.00	0.00		
SCW001	SHREWSBURY CAR WASH LLC	25-00096	01/10/25		Open	800.00	0.00		
SDL001	SPATIAL DATA LOGIC LLC	25-00493	02/21/25	ANNUAL LICENSING FOR DEPTS	Open	36,008.80	0.00		
SEA001	SEABOARD FIRE & SAFETY EQUIPME	25-00348	02/04/25		Open	2,045.00	0.00		B
SEC002	THYSSEN KRUPP ELEVATOR	25-00126	01/14/25		Open	744.99	0.00		
		25-00538	03/03/25		Open	883.75	0.00		
		25-00539	03/03/25		Open	1,380.29	0.00		
						3,009.03			
SIC003	STANDARD INSURANCE COMPANY INC	25-00610	03/06/25	Firemens Life Insurance MARCH	Open	463.32	0.00		
SPCA001	MONMOUTH COUNTY SPCA	25-00564	03/04/25	BORO ANIMAL CONTROL SERVICES	Open	1,575.00	0.00		

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 5

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
STAP003	STAPLES ADVANTAGE								
		24-02703	11/21/24	HISTORICAL MUSEUM SUPPLIES	Open	328.58	0.00		
		25-00169	01/16/25	SIGNATURE STAMP FOR FINANCE	Open	21.06	0.00		
		25-00540	03/03/25		Open	129.99	0.00		
		25-00566	03/04/25	FIRE,FA,OEM OFFICE SUPPLIES	Open	614.26	0.00		
		25-00567	03/04/25	FINANCE/TAX OFFICE SUPPLIES	Open	913.88	0.00		
		25-00568	03/04/25	FINANCE CFO SIGNATURE STAMP	Open	40.99	0.00		
		25-00569	03/04/25	FIRE PREVENTION MONITORS	Open	339.98	0.00		
		25-00570	03/04/25	ADMINISTRATION OFFICE SUPPLIES	Open	159.49	0.00		
		25-00571	03/04/25	LIBRARY OFFICE SUPPLIES	Open	277.68	0.00		
		25-00572	03/04/25	SENIOR CTR OFFICE SUPPLIES	Open	122.23	0.00		
		25-00573	03/04/25	RECREATION OFFICE SUPPLIES	Open	255.82	0.00		
		25-00575	03/04/25	FIRST AID OFFICE SUPPLIES	Open	84.83	0.00		
						3,288.79			
TARGE005	TARGETED TECHNOLOGIES LLC								
		24-02722	11/26/24	FILE SERVER	Open	19,659.00	0.00		
		25-00453	02/18/25	AGREEMENT DOMAIN/DNS HOSTING	Open	600.00	0.00		
		25-00454	02/18/25	BORO BRINKSTER AGREEMENT	Open	70.00	0.00		
		25-00577	03/04/25	BORO DOMAIN HOSTING SERVICES	Open	300.00	0.00		
						20,629.00			
TCLAY001	THOMAS CLAYTON								
		25-00553	03/03/25	MEDICARE INS REIMBURSEMENT	Open	777.00	0.00		
EPS001	STATE OF NJ DEPT OF TREASURY								
		25-00703	03/19/25	PFRS EMP CONT 1ST QTR 2025	Open	60,149.20	0.00		
		25-00704	03/19/25	PERS EMP CONT 1st QTR 2025	Open	36,746.68	0.00		
						96,895.88			
TERM001	TERMINATOR TERMITE & PEST MGT								
		25-00010	01/06/25		Open	150.00	0.00		B
		25-00327	01/30/25		Open	784.00	0.00		B
						934.00			
TURT005	TURTLE FIRE SYSTEMS LLC								
		24-02081	09/20/24	FIRE DEPT EV NOZZLES-CAPITAL	Open	6,270.00	0.00		
ULINE001	ULINE								
		25-00381	02/07/25	Folding Tables	Open	929.80	0.00		
UNIFI005	UNIFIRST CORPORATION								
		25-00062	01/06/25	OPEN FOR 2025	Open	197.05	0.00		B
VERIZ005	VERIZON - ALBANY								
		25-00693	03/18/25	BORO MONTHLY FIBEROPTIC SERV	Open	969.33	0.00		
WALTE005	WALTER SMITH								
		25-00550	03/03/25	MEDICARE INS REIMBURSEMENT	Open	575.60	0.00		
WITE006	WHITE DOVE CLEANERS								
		25-00410	02/11/25	2/4-2/10 Dry cleaning	Open	439.53	0.00		

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 6

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
WWG010	W.W. GRAINGER, INC.						
25-00232	01/24/25		Open	692.58	0.00		B

Total Purchase Orders:	101	Total P.O. Line Items:	0	Total List Amount:	2,971,939.46	Total Void Amount:	0.00
------------------------	-----	------------------------	---	--------------------	--------------	--------------------	------

March 21, 2025
10:41 AM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 7

Totals by Year-Fund							
nd Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	4-01	5,028.53	0.00	5,028.53	0.00	0.00	5,028.53
CURRENT FUND:	5-01	2,886,318.05	0.00	2,886,318.05	0.00	0.00	2,886,318.05
GENERAL CAPITAL F	C-04	46,512.40	0.00	46,512.40	0.00	0.00	46,512.40
GRANT FUND	G-02	19,659.00	0.00	19,659.00	0.00	0.00	19,659.00
	T-15	13,954.00	0.00	13,954.00	0.00	0.00	13,954.00
	T-17	467.48	0.00	467.48	0.00	0.00	467.48
Year Total:		14,421.48	0.00	14,421.48	0.00	0.00	14,421.48
Total of All Funds:		2,971,939.46	0.00	2,971,939.46	0.00	0.00	2,971,939.46