

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, April 9, 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. 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 Meir Araman, Carl Lawson, Candance Faust, Maria Escalante

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

ABSENT: Councilmember Danielle M. Jones

The Flag Salute was led by C/Escalante

2. PROCLAMATION – RECOGNIZING NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Mayor Talerico read the proclamation into the record.

3. PROCLAMATION – EARTH DAY

Mayor Talerico read the proclamation into the record.

4. PRESENTATION – CANNABIS APPLICATION – EXOTICA GARDENS, LLC

Richard Neale, Eatontown resident, was sworn in by Attorney Bayer. Mayor Talerico asked Mr. Neal what license class he is looking for a resolution of support. Mr. Neale responded, Cultivation Class I. Mayor Talerico asked where his location is. Mr. Neale responded 465 Industrial Way. Mayor Talerico explained his zoning meets the ordinance. Attorney Bayer asked what role Mr. Neale plays in Exotica Gardens. Mr. Neale responded, CEO. Mayor Talerico asked Mr. Neale if he is withdrawing his previous submitted applications. Mr. Neale responded, yes. Mayor Talerico asked Mr. Neale if he is aware that the Borough gives more letters of support than licenses. Mr. Neale responded, yes. Mayor Talerico asked Mr. Neale to explain his business. Mr. Neale explained. Councilmember Araman asked if there are any other cultivation businesses or other cannabis businesses in the same building. Mr. Neale responded, no. Mayor Talerico asked Mr. Neale if he is aware of the Borough Ordinance that states cannabis business must pay the Borough 2% of the total sales quarterly. Mr. Neale responded, yes. Mayor Talerico asked Mr. Neale to speak about his proposed community involvement. Mr. Neale responded. Mayor Talerico asked Mr. Neale if he is aware he has to go to the Planning Board. Mr. Neale responded, yes. Mayor Talerico asked Mr. Neale if he is aware that he needs to obtain a license from the Borough. Mr. Neale responded, yes. Councilmember Araman asked if Mr. Neale currently has a lease on the property and if he's paying rent. Mr. Neale responded that he is currently paying rent. Mr. Neale asked the council if they could expedite the process. Mayor Talerico asked Attorney Bayer if Mr. Neale needs anything additional from the council before he goes to the Planning Board. Attorney Bayer responded. Mayor Talerico explained the next steps to Mr. Neale. Attorney Bayer asked what his business plan is and who his customers are. Mr. Neale responded. Attorney Bayer asked for clarification on how he would manufacture and how he would deliver the product. Mr. Neale responded. Attorney Bayer asked what he anticipates will be his product volume. Mr. Neale responded. Councilmember Araman asked if he will try to sell products on site in the future. Mr. Neale responded that it is not allowed on Industrial Way. Mayor Talerico further explained. The discussion continued. Mayor Talerico asked the council if they have any additional questions. No questions were made. Mayor Talerico mentioned he will add the resolution of support onto the agenda.

5. CLOSED SESSION

A. Resolution 95-2025

1) Personnel

Mayor Talerico noted the Council would not act on the items in Closed Session.
Attorney Bayer read the resolution into the record.

RESOLUTION 95-2025

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) Personnel

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, April 9, 2025.

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

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

ABSENT - C/Jones

Council entered Closed Session at 7:18pm

Council returned from Closed Session at 7:27pm

6. ADJOURNMENT – 7:30pm

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

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

ABSENT - 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 NJSA 47:3-15 et seq and approved by the State Records Committee. Audio is available on the Borough website.

Approval 04/23/2025