

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, June 11, 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 Danielle M. Jones, Meir Araman, Carl Lawson, Candance Faust, Maria Escalante

ALSO PRESENT: Attorney Clark, Acting Borough Administrator Bayer, Borough Clerk Martin, Borough Planner Beahm

The Flag Salute was led by C/Faust

The agenda was taken out of order.

3. AFFORDABLE HOUSING DISCUSSION (ADMINISTRATOR BAYER)

Acting Borough Administrator Bayer explained the new Affordable Housing law that was assigned by the State, which the Borough had to begin with the process. Acting Borough Administrator Bayer further explained that the Borough Planner has prepared a Housing Element Plan which the Planning Board adopted at their last meeting. The Council is now required to adopt a resolution for the Plan.

Borough Planner, Jenn Beahm, explained the Housing Element Plan. Mayor Talerico commented on proper planning by the professionals. Acting Borough Administrator Bayer recommended the council to adopt the resolution, and mentioned the Borough is protected by builder lawsuits. Mayor Talerico asked when the Borough needs to introduce and adopt an ordinance. The Borough Planner suggested in September. Councilmember Jones asked if there would be public comments scheduled. Borough Planner, Jenn Beahm and Acting Borough Administrator Bayer responded. Councilmember Araman thanked the planner and Acting Borough Administrator Bayer for their work on this.

Mayor Talerico opened the meeting to the public.

Frank Preston, ACI Medical, commented on the affordable housing in Eatontown.

Mayor Talerico closed the meeting to the public.

2. INDUSTRIAL WAY ZONING/REBRANDING DISCUSSION (C/ARAMAN AND EDAC)

Councilmember Araman provided a background of the discussion. Dee Slattery and Roy Eisen of the EDAC, provided their business background and provided an overview of the presentation. Mr. Eisen explained the current zoning and the proposed tax revenue. Ms. Slattery mentioned there was a consistent response with requested places from a survey given, then asked the council for their support. Mayor Talerico shared his appreciation for their research and updated everyone on the winning of a grant through NJDOT of \$207,000 for Bike Lanes on Industrial Way. Mayor Talerico then mentioned more plans. Mayor Talerico asked the Borough Planner about her thoughts. Ms. Beahm responded to revising existing zoning. Mr. Eisen commented on the current variances. Further comments were made regarding parking standards, noise buffering, the increased traffic and the rebranding. The discussion and presentation continued. The consensus of the council was to have the Acting Borough Administrator and Planner make up a plan.

The meeting was open to the public.

Ron Wollner, Industrial Way, commented that rebranding the Industrial Park is a great idea and mentioned that installing turning lanes would help alleviate the traffic problems. Mayor Talerico responded.

Roy Eisen, Eatontown, asked if the Planning Board would have input. Acting Borough Administrator Bayer and Ms. Beahm responded.

Anna Mayer, thanked everyone and is glad to see changes coming.

Peggy Ciok, Eatontown, asked to keep residents in mind and mentioned they should be included.

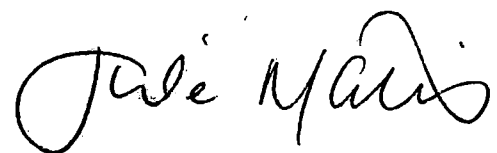
Bob English, Sandspring Road, commented on Bell Works and mentioned Eatontown should protect what the Borough already has.

Mayor Talerico thanked everyone for their input and feedback.

4. ADJOURNMENT - 8:06pm

Motion to adjourn by C/East; 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 06/25/2025