

**Regular Meeting
Borough of Eatontown Governing Body
Wednesday, January 28, 2026**

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 Regular Meeting at 7:03pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr.
Councilmembers Meir Araman, Maria Escalante, Candace M. Faust, Carl Lawson
ALSO PRESENT: Attorney Bayer, Borough Administrator Lucia, Borough Clerk Lindsey
LATE ARRIVAL: Councilmember Danielle M. Jones (arrived at 7:04pm)
ABSENT: Council President Virginia M. East
The Flag Salute was led by C/Faust

2. APPROVAL OF MINUTES

A. Workshop/Regular - 01/14/2026

Motion to approve the minutes by C/Lawson; seconded by C/Araman
Voice Vote: AYE - C/Araman, C/Lawson, C/Faust, C/Escalante
ABSTAIN - C/Jones
ABSENT - C/East

3. COMMUNICATIONS

A. Monmouth County Board of County Commissioners - Resolution Authorizing a Shared Services Agreement with Other Public Entities Wishing to Join the Lawsuit Related to Protecting Against Climate Threat (PACT) Resilient Environments and Landscape (REAL)

Motion to accept communication A by C/Jones; seconded by C/Lawson
Voice Vote: AYE - C/Jones, C/Araman, C/Lawson, C/Faust, C/Escalante
ABSENT - C/East

Attorney Bayer added a closed session topic regarding personnel and moved closed session to the beginning of the meeting.

12. CLOSED SESSION

A. Resolution 45-2026

- 1) Potential Litigation
- 2) Personnel

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

RESOLUTION 45-2026

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) Potential Litigation; 2) 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 January 28, 2026.

Motion to enter into closed session by C/Jones; seconded C/Araman

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

ABSENT - C/East

Council entered Closed Session at 7:08 pm

Council returned from Closed Session at 7:33 pm

Attorney Bayer mentioned the council will be adding a resolution to the consent agenda by appointing a tax assessor.

4. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico reported a brief update on the meeting of a CPA Committee for ideas on funding initiatives. Mayor Talerico then discussed ideas regarding paving roads. Councilmember Araman mentioned he would want the residents to let the borough know which streets need to be paved and which streetlights need to be replaced. The council agreed to have a platform for the residents to advise which roads need to be paved.

5. REPORTS OF COMMITTEES

A. EMERGENCY SERVICES - Council President East

Council President East was absent, Mayor Talerico read her report into the record.

Council President East thanked the Fire Department and First Aid Squad for assisting OEM and DPW during the past snowstorm. The report then mentioned the next meetings of the Fire Department, First Aid Squad and Senior Housing Board. The January CERT meeting has been rescheduled to February 2nd.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones reported on the next meetings of the Finance and Ordinance Committee, the Cannabis Regulatory Commission, the New Jersey Board of Education, the Eatontown Board of Education, the Monmouth Regional High School Board of Education, the Environmental Commission, the Health and Human Services Committee, the Substance Use Prevention Alliance and the Youth Committee. The Environmental Commission is looking to restart the environmental justice plan. Councilmember Jones then mentioned a black history month event, Women's History Month, Mingo Jack Remembrance Day event and Women in Public Office Day event.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman thanked DPW for doing an excellent job of clearing the roads after the storm and thanked the Police Department for keeping the residents safe.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on the Eatontown Adult Fitness Classes. Councilmember Lawson then reported on the next Advisory Committee meeting. Councilmember Lawson then mentioned the 2026 Winter Olympics is scheduled to take place February 6th through February 22nd in Italy and the 60th NFL Superbowl is being held on February 8th. Councilmember Lawson then spoke about an Olympian Gold Medalist that is an Eatontown resident. Councilmember Lawson then suggested at each park adding a kiosk with a flyer of information about who is named after each park.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust reported on the previous meeting of the Complete Streets Advisory Committee. Items of discussion were the traffic safety speed enforcement areas, the attendance at the Complete Streets Summit, the Bike and Walk Summit and the possibility of lowering the speed limit on Industrial Way. Councilmember Faust then reported on the Shade Tree Commission's previous meeting discussion on moving locations of a couple plaques on trees since the current trees have died. Councilmember Faust then scheduled a time with T&M to show new and old members of the Shade Tree Commission and Environmental Commission about site plan review. Further reported was the Fall Leaf Photo Contest winner, which will be on the workshop for the next council meeting. During the major snowstorm, DPW plowed the town three times and salted twice, which resulted in 900 man hours worked and 91 tons of salt used. Councilmember Faust then

thanked DPW for being out on the dangerous roads and appreciated all the hard work they do for the residents as well as the emergency personnel.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante reported on the Historical Committee's previous meeting and the officers who were re-elected. The Committee had a discussion with Ali Madowi about conducting a history video of the museum so it can be shared on the historical museum website and the Borough Facebook page. Further reported was the next meeting of Historical Committee. On January 26th, the Library Board of Trustees met and renewed members of their positions. Further reported were the next meetings of the Library Board of Trustees, the Tenants' Rights Committee and the Building Committee. Councilmember Escalante then mentioned she is going to meet with the police chief to discuss what is needed in the new municipal building. Councilmember Escalante then read a statement into the record.

"I want to address the growing narrative that my questions and concerns about the new Borough building are somehow problematic or obstructive. As an elected official, my responsibility is to ask questions, especially when a project involves significant public spending, long-term financial commitments, and decisions that will affect this town for decades. Careful scrutiny is not a lack of support; it is the very definition of fiscal responsibility and good governance. My concerns are rooted in process, transparency, and completeness of information. I have asked for reports, comparisons, cost analyses, and timelines so that decisions are made with clarity, not assumptions. That should never be viewed as adversarial. It is how sound decisions are made. Disagreement or discomfort with questions does not mean the questions are invalid. In fact, when leaders' welcome inquiry, it strengthens public trust. When questions are treated as an inconvenience, trust erodes. I am not opposed to progress, and I am not opposed to providing safe, functional spaces for our employees and police. I am opposed to rushing decisions without fully understanding the costs, alternatives, and long-term consequences. The residents of this town deserve diligence, not defensiveness. That is the standard I intend to uphold, regardless of whether it is welcomed or not."

6. ADMINISTRATOR'S REPORT - Borough Administrator Lucia

Borough Administrator Lucia had nothing to report.

7. OLD BUSINESS

A. ORDINANCE ADOPTION

1) Ordinance 01-2026 - Ordinance Accepting Dedication of Roadways on Fort Monmouth from the Fort Monmouth Economic Revitalization Authority - **Public Hearing/Adoption**

Attorney Bayer read the ordinance by title.

Motion to open the meeting to public comment on the ordinance by C/Escalante; seconded by C/Araman

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

No comments were made.

Mayor Talerico closed the public hearing.

Attorney Bayer read the ordinance by title.

Motion to adopt the ordinance by C/Araman; seconded by C/Escalante

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

ABSENT - C/East

ORDINANCE 01-2026 - ORDINANCE ACCEPTING DEDICATION OF ROADWAYS ON FORT MONMOUTH FROM THE FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

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 Council adopted Resolution 288-205 approving a second Memorandum of Understanding (the "MOU") to allow for the Borough's Special Projects Engineer, ARH Associates, to perform engineering services related to

the study, map, repair, and/or replace portions of Nicodemus Avenue and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure (as required), including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property for the purpose of transferring Nicodemus Avenue (from Broad Street to Wilson Avenue), Wilson Avenue (from Avenue of Memories to Nicodemus Avenue), Tiros Avenue (from Vanguard Avenue to Nicodemus Avenue) and Vanguard Avenue (from Tiros Avenue to Wilson Avenue) (the "Fort Monmouth Roads") as fully compliant municipal roadways; and

WHEREAS, the Borough's Special Project Engineer has advised the Borough that Fort Monmouth Roads have been improved in substantial conformance with the approved plans and applicable Borough of Eatontown municipal roadway standards and that they are suitable for dedication and acceptance by the Borough of Eatontown for public use; and

WHEREAS, the Local Land and Buildings Law, N.J.S.A 40A:12-1, et. seq. authorizes a municipality to accept the dedication of public property from another public entity such as the State of New Jersey and its instrumentalities and agencies, and the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to accept the dedication of the Fort Monmouth Roads in conformance with its agreements with FMERA; 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 accepts the dedication of Nicodemus Avenue from Broad Street to Wilson Avenue, Wilson Avenue from Avenue to Nicodemus Avenue, Tiros Avenue from Vanguard Avenue to Nicodemus Avenue and Vanguard Avenue from Tiros Avenue to Wilson Avenue for public purposes as depicted in the attached plan and the Mayor is authorized to execute deeds or other legal instruments necessary to accept the dedication of these roadways from FMERA.

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

1. Kara Kopach, Executive Director
2. William P. Lucia, III, Borough Administrator

8. 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.

9. BILLS & CLAIMS AND BI-WEEKLY PAYROLL

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

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

10. 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 37-2026** - Developers Agreement, Surrey Equities, LLC – Old Orchards, Block 2701, Lots 53, 60, 66 & 69
- 2) **Resolution 38-2026** - Resolution approving Developer's Agreement with Eatontown Chicken, LLC
- 3) **Resolution 39-2026** - Confirming Appointment of Borough Professionals
- 4) **Resolution 40-2026** - Authorizing tax sale certificate redemptions
- 5) **Resolution 41-2026** - Authorizing the execution of contracts for Professional Services in the Borough of Eatontown
- 6) **Resolution 42-2026** - Authorizing the County of Monmouth Mosquito Control Division to conduct aerial mosquito control operations within the Borough of Eatontown
- 7) **Resolution 43-2026** - Authorizing Grant Application to NJ Department of Community Affairs for Repairs to Wampum Park Gazebo
- 8) **Resolution 44-2026** - Supporting the location and operation of a cannabis retail facility operated by AYR Wellness NJ II, LLC f/k/a AYR Wellness NJ, LLC f/k/a GSD NJ LLC
- 9) **Resolution 46-2026** - Resolution Appointing Tax Assessor

Resolution 37-2026 was tabled by a motion from C/Jones, seconded by C/Lawson, approved by all.

Resolution 46-2026 was added to the agenda.

Councilmember Escalante asked if resolution 43-2026 is a matching grant. Mayor Talerico responded, no.

Motion to approve Consent Items 2-9 (Resolutions 38-44 and 46) as a group by C/Lawson; seconded by C/Araman

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

ABSENT - C/East

RESOLUTION 38-2026 - RESOLUTION APPROVING DEVELOPER'S AGREEMENT WITH EATONTOWN CHICKEN, LLC

WHEREAS, Eatontown Chicken LLC is the developer of the premises designated as Block 1001, Lot 21 on the official tax map of the Borough of Eatontown (the "Borough") and located at 25 Highway 35, Eatontown (the "Premises"); and

WHEREAS, the Developer applied to the Zoning Board of Adjustment for Preliminary and Final Site Plan with conditional use variance relief to rebuild a Popeyes Louisiana Kitchen destroyed by fire at the Premises; (the "Project"); and

WHEREAS, the Zoning Board granted Preliminary and Final Site Plan Approval with conditional use variance relief on Application #ZB 09-2025 on July 14, 2025, and memorialized the approval by Resolution adopted by the Board on September 8, 2025 (the "Resolution"); and

WHEREAS, the Eatontown Chicken has agreed to construct the Project in accordance with the terms set forth in the approved Resolution of the Zoning Board amongst other requirements, and was subject to and conditioned upon the execution of a Developer's Agreement between the Borough and the Developer (the "Developer's Agreement"); and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interests of its residents and taxpayers to enter into the Developer's Agreement with the Developer to ensure construction of the Project in accordance with the approved plans and specifications and the terms and conditions required by the Zoning Board of Adjustment.

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 the Developer's Agreement with Eatontown Chicken, LLC. and the Mayor is authorized to execute the Developer's Agreement in a form approved by the Borough Attorney.

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

1. Eatontown Chicken, LLC
2. Kathy Muscillo, Zoning Officer

RESOLUTION 39-2026 - CONFIRMING APPOINTMENTS OF BOROUGH PROFESSIONALS

BE IT RESOLVED that the following appointments to the professional positions for the Borough of Eatontown for the term of 1/28/2026-12/31/2026 (unless otherwise noted) are hereby confirmed:

APPRAISER FOR TAX APPEALS	Gagliano & Company
ALTERNATE PUBLIC DEFENDER	Kevin Buchan, Esq.
AFFORDABLE HOUSING	
ADMINISTRATIVE AGENT	Community Grants, Planning & Housing (CGP&H)
HOUSING REHABILITATION	
PROGRAM ADMINISTRATOR	Community Grants, Planning & Housing (CGP&H)
REDEVELOPMENT/BOND COUNSEL	McManimon, Scotland & Baumann, LLC
BOROUGH PHYSICIAN	Family First Urgent Care

RESOLUTION 40-2026 - AUTHORIZING TAX SALE CERTIFICATE REDEMPTIONS

WHEREAS, The Tax Collector has forwarded to the Borough of Eatontown a list of Tax Sale Certificate Outside Liens for Redemption and has recommended that the same be refunded.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Eatontown that the below listed Tax Sale Certificates be cancelled and endorsed as fully satisfied.

BLOCK	LOT	QUAL	NAME	AMOUNT CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
2803	32.07		DAXUAN WANG	\$ 532.02	\$ 1,200	25-00039
3901	9.14		PRO CAP 8 FBO FIRST TRUST BANK	\$534.88	\$300	24-00031
901	9.23		BK HOLDINGS	\$11,242.87	\$20,100	25-00056
107	5		AMERICAN TAX LIEN FUND LLC	\$594.66	\$900	25-00018
2403	77		RTL-F-NJ II LLC	\$ 945.73	\$ 800	25-00034
1502	38		DAXUAN WANG	\$ 962.18	\$ 900	25-00025

RESOLUTION 41-2026 - AUTHORIZING EXECUTION OF CONTRACTS FOR PROFESSIONAL SERVICES IN THE BOROUGH OF EATONTOWN

WHEREAS, the Borough of Eatontown is in need of qualified professionals for the year 2026; and

WHEREAS, the below listed appointments were made effective January 1, 2026, after selection through the "Fair and Open" process established by N.J.S.A. 19:44A-20.5 et seq. and Borough Ordinance 35-2006; and

WHEREAS, the contracts for services submitted by the below listed professionals were reviewed and approved by Andrew Bayer, Borough Attorney and William P. Lucia, III, Administrator of the Borough of Eatontown.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorized the execution of contracts for the provision of services as listed below commencing January 1, 2026 and ending December 31, 2026, per the Contracts for Services on file in the Office of the Borough Clerk according to the New Jersey State Records Retention Schedule established by N.J.S.A. 47:3-15 et seq. and approved by the State Records Committee.

BOROUGH ATTORNEY	Andrew Bayer, Pashman, Stein, Walder, Hayden, PC
BOND ATTORNEY	Meghan A. Bennett of Dilworth Paxson
SPECIAL COUNSEL	Rainone Coughlin Minchello / Spiro, Harrison & Nelson, LLC / Padula Law Group, LLC
	Cleary, Giacobbe, Alfieri & Jacobs, LLC / King, Moench & Collins, LLP
LABOR ATTORNEY	O'Toole Scrivo, LLC
AUDITOR	Oliwa & Company
SPECIAL PROJECTS ENGINEER	ARH Associates / Morgan Engineering
BOROUGH PLANNER	Jennifer Beahm of Leon S. Avakian, Inc and ARH Associates
HEALTH INSURANCE BROKER	Brown & Brown
PROSECUTOR	Cleary Giacobbe Alfieri & Jacobs, LLC
PUBLIC DEFENDER	Anthony L. Cherry, Jr.
PROPERTY/CASUALTY INS. BROKER	Acrisure, LLC
FINANCIAL ADVISORY SERVICES	NW Financial
RISK MGMT. CONSULTANT	Acrisure, LLC

RESOLUTION 42-2026 - AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE BOROUGH OF EATONTOWN

WHEREAS, the Monmouth County Board of Commissioners, pursuant to N.J.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control and chemical control to exterminate the mosquito population with the county of Monmouth; and

WHEREAS, prior to conducting the aerial dispensing operations over a designated "congested area", the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the Borough of Eatontown is designated as a "congested area" by the Federal Aviation Administration, and the County has requested that this governing body consent to its proposed aerial dispensing operations.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:
 - a. the County shall utilize pesticide, application equipment and aircraft that are approved for aerial application by applicable Federal (USEPA) and State (NJDEP) agencies; and
 - b. such operations will be performed in compliance with applicable Federal and State regulations; and
 - c. the County will Notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

RESOLUTION 43-2026 - RESOLUTION AUTHORIZING GRANT APPLICATION TO NJ DEPARTMENT OF COMMUNITY AFFAIRS FOR REPAIRS TO WAMPUM PARK GAZEBO

WHEREAS, the Borough of Eatontown desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$121,444.00 to carry out a project to repair and restore the Wampum Park Gazebo; demolish and replace concrete floor, repair and upgrade electric, replace light fixtures, replace roof shingles, replace wood railings, supply and install new benches, and attach to wood railings, repair and re-stain all wood surfaces.

BE IT THEREFORE RESOLVED, the Borough of Eatontown

- 1) Does hereby authorize the application for such a grant; and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Eatontown and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

RESOLUTION 44-2026 - SUPPORTING THE LOCATION AND OPERATION OF A CANNABIS RETAIL FACILITY OPERATED BY AYR WELLNESS NJ II LLC f/k/a AYR WELLNESS NJ, LLC f/k/a GSD NJ LLC

WHEREAS, Ayr Wellness NJ, LLC ("Ayr") currently operates, at 59 Route 35 North, Eatontown, NJ 07724 (the "Property"), a medicinal marijuana dispensary facility pursuant to an alternative treatment center permit issued by the Cannabis Regulatory Commission under the Jake Honig Compassionate Use Medicinal Cannabis Act (the "Medical License"), and a Class 5 Retailer license issued by the Cannabis Regulatory Commission under the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMMA") (the "Personal Use Licenses" and together with the Medical License, the "Licensed Cannabis Business").

WHEREAS, Ayr is engaged in a corporate restructuring which will result in the transfer of the Licensed Cannabis Business to a newly-formed entity named Ayr Wellness NJ II LLC, without disruption or material change to the operation of the business at the Property.

WHEREAS, it is the intention of the Borough Council of the Borough of Eatontown through issuance of this Resolution to establish municipal approval for Ayr Wellness NJ II LLC to continue the operation of the Licensed Cannabis Business at the Property.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey as follows:

1. Borough Council of the Borough of Eatontown recognizes that the continued operation of the Licensed Cannabis Business located at the Property will continue to create positive economic development for the immediately surrounding area and Borough as a whole.
2. This Resolution is intended as a manifestation of the Borough Council of the Borough of Eatontown's approval for AYR Wellness NJ II LLC to continue operating the Licensed Cannabis Business at the Property.
3. The Borough Council of the Borough of Eatontown also authorizes its solicitor and/or zoning officer to issue any required letter or affidavit confirming that the Property conforms to local zoning requirements for activities related to the operation of a cultivation, manufacturing, and/or retail establishment.
4. The issuance of this resolution will not exceed any limits placed on the number of licensed cannabis establishments permitted to operate within the Borough of Eatontown.

This resolution shall take effect immediately

BE IT FURTHER RESOLVED as follows:

1. Ayr Wellness NJ II LLC is registered to do business in the State of New Jersey.
2. A copy of this Resolution shall be forwarded to the following:
 - a. Ayr Wellness NJ II LLC
 - b. Kathy Muscillo, Director of Planning and Zoning

RESOLUTION 46-2026 - RESOLUTION APPOINTING TAX ASSESSOR

WHEREAS, N.J.S.A. 40A:9-146 and Section 20-10 of the Borough Code requires the Borough of Eatontown to provide for the appointment of a Tax Assessor; and

WHEREAS, the current tenured Tax Assessor has resigned from his position; and

WHEREAS, the Mayor and Council of the Borough of Eatontown believe it is in the best interest of the Borough to appoint John E. Butow, CTA, State Certified Residential Real Estate Appraiser as the Tax Assessor for the Borough of Eatontown starting on February 1, 2026 for a term to expire on June 30 2026 with the Mayor and Council then considering a permanent appointment for a term of four years beginning July 1, 2026 and ending on June 30, 2030; and

WHEREAS, the Assessor will hold public office hours as determined by mutual agreement with the Borough Administrator; and

WHEREAS the Assessor will be compensated for his duties in conformance with the Borough's Salary Ordinance as mutually agreed upon by the Assessor and the Borough Administrator.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough Eatontown, County of Monmouth, State of New Jersey, that it hereby confirms the Mayor's appointment of John E. Butow, CTA as the Borough's Tax Assessor through June 30, 2026.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be forwarded to the following:

1. Director, Division of Taxation
2. Matthew S. Clark, CTA, Monmouth County Tax Administrator
3. William P. Lucia, III, Business Administrator
4. John E. Butow, CTA, Tax Assessor

B. CONSENT AGENDA MOTIONS**1) 2025 Historical Committee Report**

Motion to accept Consent Agenda Motion 1 by C/Jones; seconded by C/Lawson

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

ABSENT - C/East

11. REMARKS OF COUNCIL AND CITIZENS

Councilmember Escalante asked what the borough will be doing for the 250th anniversary. Mayor Talerico responded.

Councilmember Faust mentioned she will be willing to sit down and come up with a plan.

Councilmember Jones mentioned there will be poetry and essay contests and mentioned other activities for the anniversary.

Councilmember Araman reminded everyone about the opting out of the tax assessment program. Mayor Talerico mentioned there will be action soon and recommended giving Andy until the next council meeting.

Councilmember Jones thanked DPW for clearing the roads well and thanked the emergency personnel that kept residents safe. Councilmember Jones then encouraged residents to get flu vaccines and covid boosters.

Councilmember Escalante thanked DPW and emergency personnel for their dedication to the borough.

The meeting was open to the public.

Kathy Williams, Broad Street, mentioned there is a digital art contest for ages 14 and up and an art contest for ages 18 and up. Essay contests are opening in February. Ms. Williams then mentioned she spoke with Councilmember Escalante about ideas for simple activities to do with the town. Councilmember Faust then mentioned cookies and canvas can also be a great activity for the 250th anniversary. Other ideas were discussed.

Kevin Gonzalez, Surrey Lane, mentioned that during Eatontown Clean Up Day, there are tombstones that are hidden and buried and asked if the borough can clean-up the cemetery. Councilmember Faust responded that she has previously mentioned a gravestone remediation project for the cemetery and provided an update. The discussion continued.

Ali Madowi, Waypoint Drive, thanked DPW for plowing the roads well and thanked the clerk's office for updating minutes and audio promptly. Mr. Madowi then asked if the borough can do a google form instead of emails for paving road recommendations. Mr. Madowi then asked if the borough can use the same communication system to get notifications for the council meetings. Mayor Talerico responded. Mr. Madowi then mentioned he heard about residents speaking about ICE and some residents are terrified to go out to different events and asked if anything can be done. Mayor Talerico and Councilmember Jones responded. Mr. Madowi mentioned he submitted a citizen leadership request and asked what the process is. Mayor Talerico responded.

Frank Clark, Farm Lane, asked what the process would be to pay for a new municipal building without making the residents pay. Mayor Talerico responded. Mr. Clark then asked if the payments can be spread out over 30 years. Mayor Talerico responded.

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

13. ADJOURNMENT – 8:36 pm

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

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



By: Trina Lindsey, 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 02/11/2026

P.O. Type: All

Range: First to Last

Format: Condensed

Vendors: All

Include Non-Budgeted: Y

Rcvd Batch Id Range: First to Last

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACTIO005	ACTION UNIFORM CO, LLC								
		25-02955	12/17/25	Baumbach SLEO 2 Uniform	Open	754.70	0.00		
		25-02971	12/18/25	Johnson Dispatch Uniforms	Open	364.00	0.00		
						1,118.70			
AHFE001	ALL HANDS FIRE EQUIPMENT								
		25-02313	10/09/25	FIRE DEPT OFFSITE TRAINING	Open	975.00	0.00		
AIS001	SITEONE LANDSCAPE SUPPLY								
		25-00868	04/09/25	OPEN 2025	Open	3.29	0.00		B
AMAZ001	AMAZON.COM SERVICES, INC								
		25-02953	12/16/25	FINANCE HEATERS	Open	94.47	0.00		
AMAZ005	AMAZON.COM #A3898AWA7QWMO								
		25-02892	12/08/25	Detective Supplies	Open	291.64	0.00		
AMERIO01	AMERIFLEX BUSINESS SOLUTIONS								
		25-00209	01/20/26	FSA/COBRA ADMIN FEE FEB 2026	Open	120.00	0.00		
ANTHO030	ANTHONY CHERRY/CHERRY LAW FIRM								
		25-03026	12/30/25	BORO PUBLIC DEFENDER SERVICES	Open	4,000.00	0.00		
ARTIC005	ARTIC FALLS SPRING WATER INC								
		25-02128	09/18/25	FACILITIES SUPPORT HYDRO/COFF	Open	623.31	0.00		B
ASB001	ASBURY PARK PRESS, INC.								
		25-02650	11/14/25		Open	46.00	0.00		B
ASFIO01	ATLANTIC SECURITY & FIRE, INC.								
		25-02842	12/03/25		Open	2,137.50	0.00		
ATTM002	AT&T MOBILITY - 287306454448								
		26-00283	01/27/26	BORO/PUBLIC WORKS CELL SERVICE	Open	375.06	0.00		
ATTM003	AT&T MOBILE 287306454309								
		26-00281	01/23/26	POLICE/BORO CELL PHONE USAGE	Open	2,732.00	0.00		
AVAKL001	LEON AVAKIAN, INC								
		25-02649	11/14/25	Borough Planner Year End	Open	875.00	0.00		B
		25-02986	12/23/25	IJR Eatontown Escrow #1709	Open	1,657.50	0.00		
		25-02990	12/23/25	Exoctica Gardens Escrow 1704	Open	175.00	0.00		
						2,707.50			
BOB'S	BOB'S UNIFORM SHOP, INC.								
		25-02636	11/13/25	OEM EMERGENCY COATS/JACKETS	Open	500.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BOE001	EATONTOWN BOARD OF EDUCATION	26-00208	01/20/26	TAX LEVY FEBRUARY 2026	Open	1,769,994.00	0.00		
BRAND011	BRANDON SMITH	26-00080	01/08/26	EYEGLOSS REIMBURSEMENT	Open	116.49	0.00		
BTF001	BOROUGH OF TINTON FALLS	26-00230	01/21/26	2026 SHARED SERV TINTON FALLS	Open	82,437.50	0.00		
BURK003	WILLIAM BURKE	25-02652	11/17/25	Santa Tree Lighting 12.5.25	Open	150.00	0.00		
CARR004	MICHAEL CARR	26-00065	01/07/26	WOOBOOT REIMBURSEMENT	Open	399.87	0.00		
COMCA020	COMCAST-8499052150153270	26-00272	01/23/26	PUBLIC WORKS ONLINE SERVICES	Open	199.94	0.00		
COMCA025	COMCAST-8499052150132563	26-00273	01/23/26	PUBLIC WORKS/LEWIS ONLINE SRV	Open	174.90	0.00		
COMCA030	COMCAST-8499052150112946	26-00274	01/23/26	LIBRARY ONLINE SERVICES	Open	101.90	0.00		
CTCF001	CHRISTIANA T C/F CE1/1ST TRUST	26-00117	01/09/26	Lien 24-00001 Redemption	Open	22,506.14	0.00		
DANIE015	DANIEL GILLIGAN	25-02844	12/03/25	EYEGLOSS REIMBURSEMENT	Open	291.96	0.00		
DELAG006	DELAG FINANCIAL SRV-POSTAL	26-00276	01/23/26	BORO POSTAGE METER LEASE	Open	101.00	0.00		
DELTA001	DELTA DENTAL	26-00244	01/22/26	FEB DETLA DENTAL BILLING	Open	13,344.03	0.00		
		26-00245	01/22/26	JAN DETLA DENTAL BILLING	Open	13,406.84	0.00		
						26,750.87			
EASTS005	EAST SIDE HOME INSPECTIONS	25-02669	11/18/25	SCREENING/TESTING PINEBROOK	Open	820.00	0.00		
EDSON01	DREW EDSON	25-03028	12/30/25	WOOBOOT REIMBURSEMENT	Open	364.98	0.00		
EML001	ELECTRONIC MEASUREMENT LAB INC	25-01438	06/25/25	FIRE DEPT GAS/OXYGEN EQUIPMENT	Open	865.50	0.00		
FMERA001	FMERA	26-00278	01/23/26	STRRET LIGHTS FORT MONMOUTH	Open	382.20	0.00		
FOO001	SAKER SHOPRITES, INC.	26-00266	01/22/26	OPEN FOR 2026	Open	541.72	0.00		

Vendor # Name

PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SER01 FUN SERVICES							
25-02778	11/25/25	Tree Light Entertainment 2025	Open	2,250.00	0.00		
GENAC001 BOROUGH OF EATONTOWN GENERAL A							
26-00069	01/07/26	PAY PERIOD 1/16/26 POLICE O/S	Open	10,829.00	0.00		
GHW001 GEORGE H. WITTENBERG							
25-02940	12/15/25	MEDICARE REIMBURSEMENT 2025	Open	185.00	0.00		
GM001 G&M TROPHY CO, INC							
25-02695	11/19/25	B-ball league & clinic medals	Open	915.75	0.00		
25-02970	12/18/25	Ehrmantraut Shadow Box	Open	300.00	0.00		
				1,215.75			
GTBM001 GTBM, INC							
25-03002	12/29/25	Annual E-Ticket Renewal	Open	7,350.00	0.00		
25-03004	12/29/25	ICOP Back Trace Renewal	Open	2,016.00	0.00		
				9,366.00			
HEYERGRU HEYER GRUEL & ASSOCIATES, PA							
25-02906	12/10/25	Tinton Villas Escrow #1706	Open	300.00	0.00		
HOFF004 HOFFMAN SERVICE, INC.							
25-02857	12/04/25	POSHA INSPECTION - OVERHEAD CR	Open	1,000.00	0.00		
ED01 HOME DEPOT/6035322538819545							
25-00465	02/20/25		Open	488.98	0.00		B
ICC001 INTERNATIONAL CODE COUNCIL							
25-02881	12/05/25	2021 NJ CODES COLLECTION	Open	343.00	0.00		
TMA003 MARCO TECHNOLOGIES, LLC							
26-00275	01/23/26	BORO COPIER LEASE AGREEMENT	Open	1,027.57	0.00		
INTER015 INTERGLOBE COMMUNICATIONS							
26-00277	01/23/26	BORO MONTHLY PHONE SERVICE	Open	4,376.08	0.00		
IPD001 INST. FOR PROFESSIONAL DEVELOP							
26-00067	01/07/26	Webinars for Trina Lindsey	Open	150.00	0.00		
26-00104	01/08/26	TAX COLLECTOR WEBINARS	Open	100.00	0.00		
26-00111	01/08/26	TAX COLLECTOR WEBINAR 2026	Open	50.00	0.00		
26-00123	01/09/26	Property Tax Webinars	Open	100.00	0.00		
				400.00			
JERS001 JCP&L							
26-00286	01/27/26	BORO ELECTRIC USAGE	Open	18,824.46	0.00		
JFWLL001 JOSEPH FAZZIO-HOWELL LLC							
25-01642	07/18/25	OPEN FOR 2025	Open	240.77	0.00		B
KDE005 KADEEM WILLIAMS							
25-02894	12/08/25	Fire Police Traffic Detail	Open	70.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
LECK001	LECKSTEIN & LECKSTEIN, LLC								
	25-02644	11/14/25	Planning Board Attorney	Open	500.00	0.00			B
	25-02646	11/14/25	Zoning Board Attorney	Open	500.00	0.00			B
	25-02989	12/23/25	Exotica Gardens Escrow 1704	Open	400.00	0.00			
					1,400.00				
LLPAV005	L&L PAVING COMPANY, INC								
	25-02543	11/04/25	#1678 FMERA	Open	7,710.08	0.00			
MATTH005	MATTHEW SCHOU								
	25-03035	12/31/25	ORTHODONTIC REIMBURSEMENT	Open	1,500.00	0.00			
MCAMC012	MUN CLERKS ASSOC OF MON. COUNTY								
	26-00070	01/07/26	2026 MEMBERSHIP DUES	Open	300.00	0.00			
MEGHA005	MEGHAN BECKER								
	25-02916	12/11/25	REFUND COMM CTR BEF/AFTERCARE	Open	480.00	0.00			
MON002	MONMOUTH BUILDING CENTER								
	25-02789	12/01/25		Open	322.90	0.00			B
MORT001	MORTON SALT, INC								
	25-02449	10/23/25	BULK BLIZZARD WIZARD	Open	8,971.34	0.00			
MRH00L	MONMOUTH REGIONAL H.S. BD. OF								
	26-00207	01/20/26	TAX LEVY FEBRUARY 2026	Open	982,633.92	0.00			
MUNI001	MUNISSON, LLC								
	25-01504	07/02/25	Smart Shot Annual Renewal	Open	399.00	0.00			
NJAWC001	NEW JERSEY AMERICAN WATER								
	26-00280	01/23/26	BORO MONTHLY WATER USAGE	Open	1,418.76	0.00			
NJB001	VERIZON								
	26-00285	01/27/26	MUSEUM MONTHLY PHONE SERVICES	Open	186.66	0.00			
NJSACOP	NJ STATE ASSOC OF CHIEFS OF PO								
	25-02900	12/08/25	Police Chief Speakers Series	Open	350.00	0.00			
NWFG001	NW FINANCIAL GROUP LLC								
	25-02837	12/03/25	FINANCIAL ADVISORY SERVICES	Open	1,821.25	0.00			
REP001	REPUBLIC SERVICES								
	26-00215	01/21/26	DECEMBER 25 RESI RECYCLING	Open	95,838.95	0.00			
REPT001	REPUBLIC SERVICES								
	26-00068	01/07/26	RESI TONNAGE DEC 2025	Open	30,632.31	0.00			
RES001	RESORTS ATLANTIC CITY								
	26-00019	01/07/26	MCANJ Conference-Trina Lindsey	Open	271.29	0.00			
RUTG099	RUTGERS CONTINUING STUDIES GOV								
	26-00020	01/07/26	MCANJ CONFERENCE ATTENDANCE-TL	Open	492.00	0.00			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
001	T&M ASSOCIATES								
25-02643	11/14/25 T&M 2025				Open	2,332.00	0.00		B
25-02988	12/23/25 Exotica Gardens Escrow 1704				Open	1,785.00	0.00		
25-02993	12/24/25 Road Opening 11.25 Escrow 5555				Open	36,627.59	0.00		
25-02996	12/26/25 IJR Escrow #1709				Open	7,338.50	0.00		
25-02998	12/26/25 Netflix 1A Escrow 1660				Open	2,410.00	0.00		
						50,493.09			
SIC003	STANDARD INSURANCE COMPANY INC								
26-00246	01/22/26 JANUARY DISABILITY INSURANCE				Open	3,022.26	0.00		
26-00247	01/22/26 Firemens Life Insurance JAN				Open	463.32	0.00		
26-00248	01/22/26 Firemens Life Insurance FEB				Open	463.32	0.00		
26-00249	01/22/26 FEB DISABILITY INSURANCE				Open	3,022.26	0.00		
						6,971.16			
SNEAK005	SNEAKERS PLUS OF WALL								
25-02694	11/19/25 B-ball league & clinic shirts				Open	2,775.00	0.00		
STAP003	STAPLES ADVANTAGE								
25-02937	12/15/25 HISTORICAL SUPPLIES				Open	155.25	0.00		
25-03019	12/30/25 BORO REPLENISH COPY PAPER				Open	424.90	0.00		
25-03022	12/30/25 FINANCE OFFICE SUPPLIES				Open	869.94	0.00		
25-03037	01/02/26 FINANCE OFFICE SUPPLIES				Open	103.38	0.00		
						1,553.47			
TE005	TARGETED TECHNOLOGIES LLC								
25-02680	11/19/25 DB Replacement Computer				Open	1,628.00	0.00		
25-02687	11/19/25 1Tb Internal solid Hard Drive				Open	327.00	0.00		
25-02745	11/24/25 OEM/PD REPLACE OUTDATED LAPTOP				Open	2,395.00	0.00		
26-00105	01/08/26 BORO MONTHLY IT SERVICES				Open	8,605.20	0.00		
26-00106	01/08/26 POLICE MONTHLY IT SERVICES				Open	4,806.91	0.00		
26-00107	01/08/26 BORO DOMAIN AGREEMENT BILLING				Open	300.00	0.00		
26-00108	01/08/26 DOMAIN YEAR AGREEMENT 2026				Open	600.00	0.00		
						18,662.11			
TAXC001	MONMOUTH COUNTY TREASURER								
25-03011	12/29/25 SALT FOR DEC 13/14 SNOWSTORM				Open	4,950.30	0.00		
TCTA006	TAX COLLECTORS & TREASURERS AS								
26-00125	01/12/26 TAX COLLECTOR/TREAS MEMBERSHIP				Open	125.00	0.00		
TOWNBAGE	TOWN BAGEL AND GRILL								
25-02604	11/12/25 3 DOZ ASSORTED BAGEL 11/21/25				Open	45.00	0.00		
UNIFI005	UNIFIRST CORPORATION								
25-01409	06/23/25 OPEN FOR 2025				Open	1,137.20	0.00		B
25-02870	12/05/25 UNIFORM RENTAL 12.4.25				Open	88.26	0.00		
25-02871	12/05/25 OPEN FOR 2025				Open	423.22	0.00		B
						1,648.68			
001	VERIZON BUSINESS FIOS								
26-00284	01/27/26 FIREHOUSE FIOS SERVICES				Open	430.22	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
W00004	RONNIE L. WOODS	25-03007	12/29/25	WOOBOOT REIMBURSEMENT	Open	212.48	0.00		
WWG001	GRAINGER INC	25-01617	07/18/25	OPEN FOR 2025	Open	299.00	0.00		B
Total Purchase Orders:		104	Total P.O. Line Items:		0	Total List Amount:		3,195,734.02	Total Void Amount: 0.00

Totals by Year-Fund
Fund Description Fund

		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	5-01	180,412.29	0.00	180,412.29	0.00	0.00	180,412.29
CURRENT FUND:	6-01	2,914,570.42	0.00	2,914,570.42	480.00	0.00	2,915,050.42
GENERAL CAPITAL F	C-04	4,532.50	0.00	4,532.50	0.00	0.00	4,532.50
	T-15	37,335.14	0.00	37,335.14	0.00	0.00	37,335.14
	T-17	58,403.67	0.00	58,403.67	0.00	0.00	58,403.67
Year Total:		95,738.81	0.00	95,738.81	0.00	0.00	95,738.81
Total Of All Funds:		3,195,254.02	0.00	3,195,254.02	480.00	0.00	3,195,734.02