

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

March 7, 2022- in-person meeting

Call to Order

Mr. Woloshin called this in-person meeting to order at 7:10 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and that the Asbury Park Press and the Star Ledger have been notified and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall and on the Borough website.

Roll Call

Members Present:

Chairman Woloshin
Mr. Diedrichsen
Mr. Araman
Mr. Regan
Councilwoman Jones
Ms. East
Mayor Talerico
Mr. Roth

Absent: Vice-Chairperson Silva

Also present: Mr. Leckstein, Board Attorney; Colleen Matthews, Board Secretary; Ed Herrman, Board Engineer; Jennifer Beahm, Board Planner

Minutes

Ms. East makes a motion to approve the minutes from the February 7, 2022 meeting and is seconded by Ms. Diedrichsen.

Ayes: Ms. East, Ms. Diedrichsen, Councilwoman Jones, Mr. Regan, Mr. Araman, Mayor Talerico, Mr. Roth, Mr. Alcott

Nays: None

Abstention: Ch. Woloshin

Absent: Vice-Chair Silva

Resolutions

None

New Business

Board Review of Ordinance 05-2022

An Ordinance of the Borough of Eatontown Amending Chapter 89, "Land Use," Article IX "Design Standards," Sections 89-93 "Planting and Landscape", Article X "Subdivision of Land and Site Plan," Sections 89-97 "Application for Approval of Preliminary Plat of a Major Subdivision, Section 89-90 "Application for Approval of Preliminary Plat of a Site Plan," and Article VII Area, Bulk and Use Requirements, Section 89-39 "Landscaping, Buffering and Screening" to Require the Use of Native Plants and Tree Species

The Mayor summarizes the ordinance and states that it is mostly what the Planning and Zoning Boards have asked of the applicants in the past regarding plantings and landscaping which includes using native species, avoiding monoculture, etc.

The Board Attorney, Engineer and Board Planner state that this is in keeping with the Master Plan and have no changes they wish to make to the ordinance except to state that the links do not work and will have to be revised.

Chairman Woloshin moves that the Planning Board finds this ordinance to be in keeping with the Master Plan and is seconded by Mr. Roth.

Ayes: Ch. Woloshin, Mr. Roth, Councilperson Jones, Ms. East, Mr. Diedrichsen, Mr. Regan, Mr. Araman, Mayor Talerico, Mr. Alcott

Nays: None

Abstentions: None

Absent: Vice-Chair Silva

PB 2021-16 IW Partners, LLC

260-270 Industrial Way West Block 3502, Lot 5

Minor Subdivision – no construction is proposed at this time

Sal Alfieri, Esq., states that he is representing the applicant in this matter. Atty. Alfieri summarizes the application stating that there are two existing buildings on this property and for financial and business reasons, wish to separate the lots.

A-1 Minor Subdivision Plan

A-2 Cross Access and Parking Easement

A-3 Access Easement Agreement

A-4 Existing Aerial

A-5 Subdivision Rendering

Chris Bednarski, Insight Engineering, is sworn in by Atty. Leckstein and is accepted as an engineering expert by the Board. Jennifer Beahm and Ed Herrman are sworn in as Board professionals.

Mr. Bednarski reviews the application. There are no exterior or interior changes proposed. He reviews the variances requested.

Atty. Leckstein asks for clarification of the original 2001 access agreement. The driveways are discussed.

Sidewalks are discussed. EV charging stations are discussed as well as bike racks.

Mayor Talerico discusses that the PA system at the Hawkswood School was replaced and there were sound impact issues that resulted. Sound mitigation is discussed so that there will be no problems in the future.

Ch. Woloshin opens up the meeting to the public. No one asks to be heard.

Atty Leckstein reviews the application and what is being voted upon.

Motion is made by Mr. Roth and seconded by Mr. Araman to approve the application as discussed.

Ayes: Mr. Roth, Mr. Araman, Ch. Woloshin, Councilwoman Jones, Ms. East, Mr. Diedrichsen, Mr. Regan, Mayor Talerico, Mr. Alcott.

Nays: None

Absent: Vice-Chair Silva

At this time, Mayor Talerico, states that he has a conflict with the following two applications and as such, leaves the dais and the court room at 7:43 p.m.

PB 2022-04 Eatontown Investors, LLC

Block 2201, lots 1.01, 1.02, 2, 3, 4 & 5; Block 2202, lot 1

Amended Site Plan – Medical Office Building Signage; Variances requested for the number of signs as well as the total square footage of signage on the medical office building

Patrick McNamara, Esq., states that he is representing the applicant in this matter. Atty. McNamara explains that this application is for a sign package for the medical arts building located at the mall. There was recently an extremely large donation made to this children's hospital and the applicant is requesting a variance for the sign in order to recognize this donation. A variance is requested for the number of signs allowed on the façade as well a variance to allow for additional wording to be added to the original sign approval during which time tenants for the building were not confirmed.

Atty. Leckstein marks the following exhibits into evidence:

A-1 Signs locations plan dated February 16, 2022

B-1 Board Planner's review letter

B-2 Board Engineer's review letter

Atty. Leckstein swears in the Board Engineer and Board Planner.

John DeVrito, licensed architect in the State of New Jersey is sworn in by Atty. Leckstein and is accepted by the Board as an expert. Mr. DeVrito explains the sign package and details which elevations signs are proposed. Board members ask multiple questions regarding the lighted signs and any impact upon residential areas and dimming the signs at a particular time of night.

Christine Nazzaro-Cofone, is sworn in as a Planning expert and accepted by the Board. Ms. Cofone testifies as to the positioning of the signs and the positive and negative criteria. Also, as to why the additional signs are needed and as to the size requested.

The Board discusses the application.

Chairman Woloshin asks if there is anyone in the public that wishes to ask a question or make a comment about the application. None heard.

Chairman Woloshin makes a motion to approve this application as discussed and is seconded by Ms. East.

Ayes: Ch. Woloshin, Ms. East, Councilperson Jones, Mr. Diedrichsen, Mr. Regan, Mr. Araman, Mr. Roth, Mr. Alcott

Absent: Vice Chair Silva, Mayor Talerico

PB 2022-01 Eatontown Monmouth Mall, LLC

Blk 2201, lots 1.01, 1.02, 2, 3, 4, 5 ; Block 2202, lot 1

Amended Site Plan – proposed demolition of the existing parking structure and proposes to slightly reduce the scope of retail development on the property

Peter Flannery, Esq., Bisgaier Hoff, states that his firm is representing the applicant in this application. Atty. Flannery briefly reviews the history of the property and explains that this application is for an Amended Site Plan whereby the existing parking garage will be demolished and replace it with a surface parking lot, Atty. Flannery states that the existing parking garage is in bad shape and is a safety hazard. There is currently safety fencing around the garage property and is not being utilized as a parking facility at this point. There will be a slight deficit with regard to parking requirements, so to counter that and not request variances, the applicant is suggesting not utilizing about 30,000 sq. ft. of retail space.

Atty. Leckstein marks the following into evidence:

A-1 Amended Preliminary and Final Site Plan dated 2-13-22 revised 2-15-22

A-2 Garage Demo Rendering dated March 2022

A-3 Garage Location Aerial

A-4 Parking Evaluation dated January 23, 2022

B-1 Engineer's Review Letter

B-2 Planning Review Letter

B-3 Environmental Commission Memo

B-4 Shade Tree Commission Memo

Christian Roch from, Langan Engineering is sworn in by Atty. Leckstein and accepted by the Board as an engineering expert. Mr. Roche gives an overview of the requested relief as well as the details of the proposed parking area, including ev charging stations, bike rack, landscaping.

Mr. Roche explains that, by removing the parking structure and replacing it with the surface parking lot, a deficit is created of 650 parking stalls. The applicant is proposing that a retail square footage area of approximately 30,000 sq. ft. be intentionally left vacant, which would be in the old Lord & Taylor building. This would eliminate the parking deficit.

Atty. Leckstein asks for clarification as to the square footage of retail space that is approved today and what square footage number the applicant is looking to occupy going forward.

Gary Dean, Engineer, is sworn in by Atty. Leckstein and is accepted as an expert by the Board. Mr. Dean testifies as to the parking demand during peak times. Mr. Dean further discusses with the Board members and professionals that if his applicant's proposal is accepted, the parking requirement will equal with the parking supply if the parking structure is removed, replaced with a surface parking lot and 30,000 sq. ft. of the old Lord & Taylor building is to be unoccupied.

The Board members and professionals ask questions about pedestrian safety and pedestrian travel throughout the proposed surface lot and the mall parking lot in general.

Michael Summer, Head of Development and Construction at Kushner, is sworn in by Atty. Leckstein. Mr. Summer is asked why the parking structure needs to be taken down as opposed to being refurbished. He states that the garage has reached the end of its useful life and then some and is in a deteriorated state and is not being able to be used by pedestrians or vehicles as per our structural engineers. We are looking to replace it with a

surface parking lot. Taking into account the parking surplus from the original approval, there is a 130 parking space deficit.

Stormwater and landscaping is discussed.

Chairman Woloshin asks if there is anyone in the public that wishes to make a comment or ask a question.

1. Jerry Diaz 37 Tinton Avenue, asks the Board to continue to draw a hard line on the parking requirements. He states that the Pier Village development in Long Branch has a parking problem and he does not want to see this Mall development with the same issues.
2. Candace Faust 18 Elizabeth Parkway, states she is a member of the Shade Tree Commission and requests that the applicant guarantee that all landscaping be replaced, if need be, for two years. Also, is satisfied with the addition of some sidewalks, as she is a member of Complete Streets.

Atty. Leckstein reviews the application with the agreements made and variances requested.

Mr. Roth makes a motion to approve the application as discussed and is seconded by Mr. Alcott.

Ayes: Mr. Roth, Mr. Alcott, Ch. Woloshin, Councilwoman Jones, Ms. East, Mr. Diedrichsen, Mr. Regan, Mr. Araman,

Nays: None

Absent: Vice-Chair Silva, Mayor Talerico

Adjournment

Ms. East makes a motion to close the meeting at 9:20 p.m. and is seconded by Mr. Diedrichsen.
All in Favor

Respectfully Submitted,

Colleen Matthews
Board Administrator