

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

March 21, 2022- in-person meeting

Call to Order

Mr. Woloshin called this in-person meeting to order at 7:00 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

Vice-Chair Silva

Mr. Diedrichsen

Mr. Araman

Mr. Regan

Councilperson Jones

Ms. East

Mayor Talerico

Mr. Roth

Mr. Alcott (1st Alt.)

Absent: None

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

Minutes

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

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

Nays: None

Abstention: Vice-Chair Silva, Mayor Talerico

Resolutions

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

Motion is made by Mr. Regan and seconded by Ms. East to memorialize this Resolution.

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

Nays: None

Abstentions: Vice-Chair Silva, Mayor Talerico

PB 2021-16 IW Partners, LLC

260-270 Industrial Way West Block 3502, Lot 5

Minor Subdivision – no construction is proposed at this time

Motion is made by Mr. Roth and seconded by Ch. Woloshin to memorialize this Resolution.

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

Nays: None

Abstentions: Vice-Chair Silva

PB 2022-01 Eatontown Monmouth Mall, LLC

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

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

Motion is made by Ms. East and seconded by Mr. Araman to memorialize this Resolution.

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

New Business

Mr. Araman steps down from hearing this application as he has a conflict.

PB 2021-05 Temple Shaare Tefilah Ben Moshe, Inc.
16 & 20 Whalepond Road
Blk 4002 Lots 22 & 23
Preliminary and Final Major Site Plan with variances

Rick Brodsky, Esq., states that he is representing the applicant in this matter.

Atty. Leckstein and Atty. Brodsky discuss the ambulance on the property and Atty. Brodsky states that the ambulance is being removed from the property and the applicant understands that should the applicant wish to re-visit the ambulance issue in the future, a use variance will be needed and an application be brought before the Zoning Board of Adjustment. As a result of the ambulance use being removed from the applicant's property, the Planning Board has jurisdiction over this application.

Atty. Leckstein marks the following into evidence:

A-1 Denial of the Zoning Officer

A-2 Application to the Land Use Board

A-3 Resolution dated: June 12, 2000

A-4 Resolution Granting Site Plan Approval June 12, 2000

A-5 Conservation Easement

A-6 Preliminary and Final Site Plan for this application revised through June 22, 2021

A-7 Architectural Plans dated August 16, 2020

A-8 Drainage System Design Report dated June 22, 2021

A-9 Deed determination letter dated January 31, 2022

B-1 Engineering review letter dated July 22, 2021
B-2 Planning Review letter dated July 7, 2021
B-3 Environmental Commission review letter dated June 10, 2021
B-4 Shade Tree Committee Comments

Atty. Brodsky reviews the history of the Temple and explains why the addition is needed.

Atty. Leckstein swears in the Board Professionals.

Atty. Brodsky brings forth his first expert, Mr. Albert Antebi, immediate past president of the synagogue. Atty. Leckstein swears in Mr. Antebi. Mr. Antebi testifies as to the growth of the synagogue and the need for the expansion to accommodate the congregation. Mr. Antebi discusses the major points of the addition and notes that, with regard to the parking, the congregation walks during the high holy days as driving is not allowed, thereby alleviating some of the parking demand.

Mr. Antebi discusses, that during Covid, a tent was erected as an outside alternative for the congregation. The tent is still in use and it is asked, if possible, if the tent could remain in use until October 31, 2022 or until construction is commenced. There is discussion regarding the tent.

David Boesch, landscape architect is sworn in by Atty. Leckstein and is accepted by the Board as an expert. The following exhibits are marked into evidence:

A-10 aerial photograph from Google Earth showing the subject property
A-11 Colorized version of the previously submitted property survey
A-12 Colorized Landscape Plan dated 2-24-22
A-13 Colored version of the elevations

Mr. Boesch details the parking that is located on the premises and the relation to the neighboring properties. Also discusses the expanded parking that is being proposed. The existing shed will be removed as the materials being stored in it will be re-located into the main building. Wetlands, easements, and drainage plan is discussed.

Mr. Boesch reviews the variances requested.

James J. Monteforte, Architect, is sworn in by Atty. Leckstein and accepted by the Board as an expert. Mr. Monteforte reviews the architectural plans and renderings of how the building will look, as well as reviews the floor plans. ADA compliance is reviewed. Mechanical Equipment and Utility locations are discussed.

Justin Auciello, Planner, is sworn in by Atty. Leckstein and accepted by the Board as an expert. Mr. Auciello reviews the positive criteria of the improvements proposed to the property.

Chairman Woloshin asks if there is anyone in the public who has any questions of the experts or wishes to make a comment regarding the application. None heard.

Atty. Brodsky summarizes the application.

Atty. Leckstein reviews the application proposal with the variances.

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

Ayes: Ch. Woloshin, Mr. Roth, Vice-Chair Silva, Councilperson Jones, Ms. East, Mr. Diedrichsen, Mr. Regan, Mayor Talerico, Mr. Alcott

Nays: None

Abstentions: Mr. Araman

Adjournment

Chairman Woloshin makes a motion to close the meeting and is seconded by Mr. Regan at 8:40 p.m. All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Administrator