

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

April 4, 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; Kevin O'Keefe, Board Engineer; Jennifer Beahm, Board Planner

Minutes

Ms. East makes a motion to approve the minutes from the March 21, 2022 meeting and is seconded by Mr. Regan

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

Nays: None

Abstention: Mr. Araman

Resolutions

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

Mr. Roth makes a motion to memorialize this Resolution and is seconded by Vice-Chair Silva.

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

Nays: None

Abstentions: Mr. Araman

Mr. Alcott leaves the meeting.

New Business

Chairman Woloshin steps down from hearing this application only, as he has a conflict.

PB 2021-15 Gaetano 58/62 Buttonwood Avenue; Blk 1502, lots 1 and 2 **Minor Subdivision/Lot Line Adjustment with variances**

Atty. Leckstein marks the following into evidence:

A-1 Subdivision Plan

B-1 Engineering Review Letter

B-2 Planning Review Letter

Mr. Gaetano and Charles Bell, surveyor are sworn in by Atty. Leckstein as well as the Board experts.

Mr. Gaetano states that they are adding approximately 880 sq. feet to their back yard from a neighbor so that they can meet the setbacks required for parking their RV.

Mr. Bell reviews the variances requested and the subdivision plan.

Vice-Chair Silva asks if there is any public in attendance that wishes to make a comment or ask a question. None heard.

Motion is made by Mr. Roth and seconded by Ms. East to approve this application.

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

Nays: None

Abstentions: Chairman Woloshin

Absent: Mr. Alcott

PB 2022-05 – Borough of Eatontown; Eatontown Parks Parcel at Fort Monmouth **Nicodemus/Wilson Avenues Block 301 lot 1** **Capital Review, Minor Site Plan**

Kevin O’Keefe, Engineer of T&M Assoc. states that this is a capital review regarding this parcel that Eatontown has acquired and currently it is out to bid for the demolition of the two buildings on this property and cleaning up of the property. In the future, it can be a possible park area with possible bathroom facilities and splash zone area for children.

Chairman Woloshin makes a motion and is seconded by Mayor Talerico, to advise council that the Planning Board has reviewed this capital review and have no issues with this application.

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

Absent: Mr. Alcott

PB 2022-03 Ruggieri – Concept Review for conditionally permitted Class 1 Cannabis Cultivator/Class 2 Cannabis Manufacturer

Block 3505 lot 5I - Industrial Way West

John B. Anderson, Esq., states that he is representing the future applicant, Rita A Ruggieri, who is looking for feedback from the Planning Board on a possible new building to be constructed to cultivate and manufacture cannabis.

Ms. Ruggieri reviews multiple aspects of the business, including security, personnel, hours, cultivation and manufacturing of the cannabis.

Engineer, John Buleta, Nelson Engineering reviews the architecture of the possible building, parking, along with variances that would be needed and the environmental aspects of the business.

Some feedback was given from the Board Professionals and Board members regarding this possible application for site plan.

Atty. Reilly represents the neighboring property owner of three separate buildings and objects to this possible application and details his applicant's objections.

The concept review is concluded at 8:09 and a small break is taken until 8:13 p.m.

New Business

A roll call is taken after the break for attendance purposes.

Chairman Woloshin, Vice-Chair Silva, Councilperson Jones, Ms. East, Mr. Diedrichsen, Mr. Regan, Mayor Talerico, Mr. Roth are present. Mr. Araman steps down from hearing this application as he has a conflict. Mr. Alcott is absent.

PB 2022-02 Monmouth Plaza

133 Hwy 35 Blk 1304 lot 21.01

Relocation of Tenant C

Final Major Site Plan with variances

Atty. Leckstein marks the following into evidence:

- A-1 Application to the Land Use Board
- A-2 Survey
- A-3 Amended Preliminary and Final Site Plan
- A-4 Photo Location Map
- A-5 Architectural Drawings
- A-6 Drainage Statement
- A-7 Colored Rendering of the Site Plan

- B-1 Engineering Review Letter
- B-2 Planning Review Letter
- B-3 Traffic Safety Letter
- B-4 Environmental Commission Letter
- B-5 Shade Tree Commission Letter
- B-6 Resolution dated February 4, 2021

Jennifer Krimko, Esq., states that she is representing the applicant in this matter. Atty. Krimko reviews the history of this property. The applicant is looking to relocate a free-standing pad site that has been previously approved. The intention is

to move the Urgent Care portion of their use to this free-standing pad site and utilize the remainder of this building for their other services.

Atty. Leckstein swears in the Board professionals.

Mark Whitaker, Engineer is sworn in by Atty. Leckstein as an engineer and accepted by the Board as an Expert. Mr. Whitaker explains the changes that are requested for this site plan. The applicant wishes to move the pad site so it has better access to the main driveway.

Mr. Whitaker reviews the proposed site plan, proposed building plans and addresses the comments in the professional and committee letters. Mr. Whitaker reviews the variances requested. EV charging stations are discussed along with parking. Signage and lighting are discussed.

Joseph Bijou, development manager for the company that owns this property, is sworn in by Atty. Leckstein and states that he is aware that the bike racks need to be installed and that, until they are, permits will not be able to issued. The EV stations are discussed.

Chairman Woloshin asks the public if anyone has a question or comment. None heard.

Atty. Leckstein reviews the application and variances.

Motion is made by Mayor Talerico and seconded by Ms. East to approve this application.

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

Nays: None

Absent: Mr. Araman, Mr. Alcott

Adjournment

Mr. Regan makes a motion to close the meeting at 8:40 p.m., seconded by Ms. East All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Administrator