

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

October 3, 2022, 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, Councilperson Jones (7:01)

Ms. East

Mr. Diedrichsen,

Mr. Regan (7:06)

Mr. Araman

Mr. Roth

Mr. Alcott (Alt. #1)

Absent: Mayor Talerico (conflict)

Also present: Mr. Leckstein, Board Attorney; Kevin O'Keefe, Board Engineer; Christine Bell, Colleen Matthews, Board Administrator

Minutes

Ms. East makes a motion to approve the minutes from September 19, 2022 meeting and is seconded by Mr. Diedrichsen. All in Favor

Resolutions

PB 2022-06 B-Tach LLC c/o Hobbie et als. PC

125 Wyckoff Road, Block 1401 Lot 16

Minor Site Plan

Motion is made by Mr. Roth and seconded by Mr. Araman to memorialize the resolution..

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

Nays: None

Ineligible: Vice Chair Silva, Mayor Talerico

New Business

PB 2022-07 Eatontown Investors, LLC.

Monmouth Mall-Medical Office Building Generator Improvements

180 State Rte 35 South

**Blk 2201, lots 1.01, 1.02, 2-5
Blk 2202, Lot 1
Amended Preliminary and Final Major Site Plan**

Atty. Leckstein marks the following into evidence:

A-1 Application to the Land Use Board

A-2 Modified site plan

A-3 Colorized Monmouth Medical Pavilion Emergency Generator Rendering

B-1 Engineer's Review Letter

B-2 Environmental Commission Review Letter

Patrick J. McNamara, Esq., of Scarinci & Hollenbeck states that he is representing the applicant in this matter seeking amended site plan for installation of a standby generator.

Christian M. Roche, P.E., of Langan Engineering is sworn in by Atty. Leckstein and is accepted as an expert by the Board. Mr. Roche explains the generator application and that there is a variance needed for the generator enclosure height, as a 6' ft. 6" post height is requested and the panels are requested to be 6'3" in order to completely hide the emergency generator. The location of the emergency generator is discussed. The emergency generator is needed to operate the fire pump in case of a power outage to the existing newly constructed office building. Grading and drainage is discussed.

Mr. Roche reviews that the emergency generator is powered by natural gas, there will be a test once a month for 30 – 60 minutes during daytime hours and noise generation is within state standards. Since it is a natural gas generator, it has less emissions than a diesel generator. It is issued a certificate of conformity from the Clean Air Act. The generator has been pre-ordered and shipping time is in the area of 11 months. The fire pump includes the sprinkler system. This emergency generator, at this time, is slated to be used for the existing phase 1 office building and will be re-visited when the phase 2 office building is brought before the Planning Board.

Chairman Woloshin asks if there is any public that has any questions or comments, none heard.

The Board members discuss the application.

Motion is made by Chairman Woloshin and seconded by Councilperson Jones to approve the application as discussed.

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

Nays: None

Absent: Mayor Talerico

Adjournment

Ms. East makes a motion and is seconded by Mr. Diedrichsen to close the meeting at 7:20 p.m. All in favor.

Respectfully Submitted,

Colleen Matthews

Board Administrator