

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
November 20, 2023

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
Councilmember East
Mr. Diedrichsen
Mayor Talerico
Mr. Alcott
Ms. Martinock
Mr. Roth

Absent: Vice-Chairperson Silva, Mr. Regan

Also present: Board Attorney, Marc Leckstein and Board Secretary Colleen Matthews

Approval of Minutes

Motion is made by Councilmember East and seconded by Mr. Diedrichsen to approve the minutes of November 6, 2023. All in Favor by those eligible to vote.

Absent: Vice-Chair Silva, Mr. Regan

Resolution to be Memorialized

PB 2023-15 Harvestworks Farm Corporation
34-38 Industrial Way West, Block 3901 lot 50
Conditional Use, Site Plan Application

PB 2023-18 Denver Cole Farms, LLC
275 Industrial Way West, Blk 3503 lot 8
Conditional Use, Site Plan Application

Motion to accept these two resolutions are made by Mr. Roth and seconded by Mr. Alcott.

Ayes: Mr. Roth, Mr. Alcott, Chairman Woloshin, Councilmember East, Mr. Diedrichsen, Mayor Talerico, Ms. Martinock

Nays: None

Absent: Vice-Chair Silva, Mr. Regan

New Business

Review of Ordinance 33-2023, Borough of Eatontown, County of Monmouth, State of New Jersey Ordinance Amending Chapter 89, “Land Use”, Article VII “Area, “Bulk and Use Requirements”, Section 89-36.1 Entitled “Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces” to Increase the Maximum Permitted Height of an EVSE Structure in Conformance with State Requirements.

Chairman Woloshin reviews that this ordinance is changing the height of ev chargers from 4 ft. to 7 ½ ft.

Mayor Talerico states that the Eatontown ordinance intentionally set the height requirement low because the Borough did not want tall ev charging stations with electronic advertising showing along the roadways. The State of New Jersey received some complaints and the Borough is changing the height requirement to be in keeping with the State of New Jersey but will retain the no-advertising regulation.

Chairman Woloshin makes a motion that the Planning Board has reviewed Ordinance 33-2023 and finds it in keeping with the Borough’s Master Plan, seconded by Councilmember East. All in Favor.

Absent: Vice-Chair Silva, Mr. Regan

Review of Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan, November 2023, Mega Parcel and Affordable Housing Locations

Mayor Talerico states that this is a very long document (over 120 pages) and the discussion tonight is for the Planning Board members to review the document and to ask any questions they may have. There is still time to review this document, until approximately December 1, 2023. Mayor Talerico suggests looking over the document and then emailing the Board secretary any questions that may come to mind. The Board Secretary will then bundle all of the questions and forward them to our Planner and Engineer. Our Planner and Engineer are thoroughly reviewing this document and will offer their comments to the Borough Council. The Borough Council will then vote on this Plan Amendment at a future council meeting. Once this amendment is approved, or a version thereof, this will allow a site plan to be created and allow Netflix to present to the Eatontown and Oceanport Planning Boards with their application and site plan. There will be a separate application, not reliant upon the Mega Parcel/Netflix application, regarding affordable and supportive housing to the Boroughs of Eatontown and Oceanport, sometime in the near future.

Miscellaneous

None

Close Meeting

Motion is made at 7:12 p.m. to close the meeting by Councilmember East and seconded by Ms. Martinock to close the meeting.

All in Favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary