

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
January 3, 2024

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:

Mr. Woloshin
Council President East
Mr. Regan
Mayor Talerico
Mr. Roth
Mr. Alcott
Ms. Martinock

Absent: Ms. Silva, Mr. Diedrichsen

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

Re-organization

Atty. Leckstein swears in Council President East (Class III) and Barry Roth (Class II) to their Planning Board terms.

Motion is made by Mr. Roth and seconded by Council President East to appoint Mr. Woloshin as Chairperson.

Ayes: Mr. Roth, Council President East, Mr. Woloshin, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mr. Diedrichsen, Ms. Silva

With regard to Vice-Chair, it is decided to wait until the next meeting to vote, as Mr. Diedrichsen is not in attendance and he and Mr. Regan are being considered for Vice – Chairperson.

Motion is made by Mr. Roth and seconded by Council President East to appoint Marc Leckstein, Esq. as Board Attorney.

Ayes: Mr. Roth, Council President East, Chairman Woloshin, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mr. Diedrichsen, Ms. Silva

Motion is made by Chairman Woloshin and seconded by Mr. Roth to appoint Ed Herrman, T&M Associates, as Board Engineer.

Ayes: Chairman Woloshin, Mr. Roth, Council President East , Mr. Regan, Mayor Talerico, Ms. Martinock

Nays: None

Absent: Mr. Diedrichsen, Ms. Silva

Motion is made by Mayor Talerico and seconded by Council President East to appoint Jennifer Beahm of Avakian & Associates as Board Planner

Ayes: Mayor Talerico, Council President East, Ch. Woloshin, Mr. Regan, Mayor Talerico, Mr. Roth, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mr. Diedrichsen, Ms. Silva

Motion is made by Mr. Roth and seconded by Council President East to appoint Colleen Matthews as Board Secretary.

Ayes: Mr. Roth, Council President East, Chairman Woloshin, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Mr. Diedrichsen, Ms. Silva

Approval of Minutes

Motion is made by Council President East and seconded by Mr. Alcott to memorialize the December 18, 2023 Minutes. All in Favor.

Absent: Mr. Diedrichsen, Ms. Silva

Abstain: Mr. Regan

Resolutions to be Memorialized

It is noted that the resolutions for PB 2023-07 and PB 2023-19 will be ready for the next meeting and will not be memorialized this evening.

**PB 2023-07 Southbrook Gardens Apartments
Blk 1601 Lot 28
59 C Southbrook Drive
Amended site plan, sign variance**

**PB 2023-19 Eatontown 36 LLC – (Target Bollards)
50-70 Highway 36; Block 2902 Lot 2.04
Amended Site Plan**

**PB 2023-05 US Home, LLC., Lennar Corporation, (Liberty Pointe)
Block 601, Lot 1; Blk 701, Lot 1
Preliminary and Final Major Site and Subdivision Plan**

Motion is made by Mr. Roth and seconded by Mr. Alcott to memorialize this resolution.

Ayes: Mr. Roth, Mr. Alcott, Chairman Woloshin, Council President East, Mr. Regan, Mayor Talerico, Ms. Martinock

Nays: None

Absent: Ms. Silva, Mr. Diedrichsen

**PB 2023-17 Eatontown Monmouth Mall, LLC (Monmouth Square) Highways 35 & 36 & Wyckoff Road
Block 2201, Lots 1.01, 1.02, 2, 3, 4 and 5; and
Block 2202, Lot 1
Preliminary & Final Site Plan Application and Technical Subdivision Application**

Motion is made by Mayor Talerico and seconded by Council President East to memorialize this resolution.

Ayes: Mayor Talerico, Council President East, Chairman Wolohin, Mr. Regan, Mr. Roth, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Ms. Silva, Mr. Diedrichsen

New Business

Motion is made by Councilmember East and seconded by Mr. Roth to approve the following resolutions:

1. Designate the Asbury Park Press and the Star Ledger as the official newspapers of the Planning Board of the Borough of Eatontown;
2. Designating Marc Leckstein, Esq. as Board Attorney;
3. Designating Ed Herrman, T&M Associates as Board Engineer;
4. Designating Jennifer Beahm, Leon S. Avakian, Associates as Board Planner
5. Designating Colleen Matthews as Board Secretary
6. 2024 Meeting Dates Resolution

All in Favor.

Absent: Ms. Silva, Mr. Diedrichsen

Adjournment

Motion is made at 7:20 p.m. to close the meeting by Chairman Woloshin and seconded by Mr. Alcott

All in Favor.

Absent: Ms. Silva, Mr. Diedrichsen

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Respectfully Submitted,

Colleen Matthews

Board Secretary