

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

March 4, 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.

A new member, Merissa Buczny, has been appointed by Mayor Talerico and is sworn in by Atty. Leckstein.

Roll Call

Members Present:

Chairman Woloshin

Mr. Diedrichsen

Council President East

Mayor Talerico

Mr. Roth

Mr. Alcott

Ms. Martinock

Ms. Buczny

Absent: Mr. Regan, Ms. Silva

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

Chairman Woloshin reviews that there is still the matter of electing a Vice-Chairman remaining from the re-organization meeting of January 3, 2024.

Mayor Talerico makes a motion to nominate Mr. Diedrichsen for Vice-Chairman and it is seconded by Ms. East.

Ayes: Mayor Talerico, Ms. East, Ch. Woloshin, Mr. Diedrichsen, Ms. Martinock, Ms. Buczny

Abstain: Mr. Roth, Mr. Alcott,

Absent: Mr. Regan, Ms. Silva

Approval of Minutes

Motion is made by Ms. East and seconded by Chairman Woloshin to memorialize the January 3, 2024 minutes. All in Favor by those eligible to vote.

Absent: Mr. Regan, Ms. Silva

Resolutions to be Memorialized

**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**

Motion is made by Mr. Roth and seconded by Ms. East to memorialize both resolutions.

Ayes: Mr. Roth, Ms. East, Ch. Woloshin, V.C. Diedrichsen, Mayor Talerico, Mr. Alcott

Nays: None

Abstain: Ms. Martinock, Ms. Buczny,

Absent: Mr. Regan, Ms. Silva

New Business

Sec. 31 Review Gurbisz Park

Capital Review of Improvements Proposed

Mayor Talerico explains that the Borough purchased this park from Forth Monmouth. FEMERA has approved the site plan that the Borough has submitted, detailing a park which is approximately 80% funded by grants. The layout and improvements are discussed.

Motion is made by Mr. Alcott and seconded by Ms. East that it is recommend to Council that the Board has reviewed this proposal and has no comments.

Ayes: Mr. Alcott, Ms. East, Ch. Woloshin, Vice-Chair Diedrichsen, Mayor Talerico, Mr. Roth, Ms. Martinock, Ms. Buczny

Nays: None

Absent: Mr. Regan, Ms. Silva

Sec. 31 Review Eatontown Historical Museum

x 12' shed 75 Broad Street, Block 303 Lot 18

Request permission to install 8'

Mayor Talerico explains that the Museum would like to install a shed in the back of their building that will be in keeping with the historical area.

Motion is made by Mr. Roth and seconded by Ms. Martinock to approve the request to install this shed and an email will be sent to the Clerk advising that the Planning Board has no objection to moving forward with the installation of the shed.

Ayes: Mr. Roth, Ms. Martinock, Ch. Woloshin, V.C. Diedrichsen, Ms. East, Mayor Talerico, Mr. Alcott, Ms. Buczny

Nays: None

Absent: Mr. Regan, Ms. Silva

PB 2023-21 Monmouth Plaza Enterprises, LLC
Proposed First Watch Restaurant
133 Route 35 and Wyckoff Road
Blk 1304 Lot 21.01
Preliminary and Final Major Site Plan

Jennifer Krimko, Esq., states that she is representing the applicant in this matter.

Atty. Leckstein marks the following exhibits:

- A-1 Amended Site Plan
- A-2 Boundary and location survey
- A-3 Architectural Plans
- A-4 Drainage Statement
- A-5 Traffic study
- A-6 Aerial
- A-7 Color rendered site plan taken over the aerial
- A-8 Color rendered elevations

- B-1 T&M Engineering Review Letter
- B-2 Avakian Planning Review Letter
- B-3 Shade Tree Review Letter
- B-4 Traffic Safety Review Letter
- B-5 Environmental Commission Review Letter

Ms Krimko reviews the prior history of this site. There is now a tenant for the approved pad site, under partial construction, in front of the medical offices that will be a First Watch restaurant, which triggers a new parking variance. The restaurant will be open from 7:00 a.m. – 2:30 p.m.

Abigail Miller, Engineer, is accepted by the Board and is sworn in by Atty. Leckstein. Ms. Miller explains that the original approval was in 2022 and there are minimal changes to this pad site. There is a slight increase in impervious coverage due to the outside seating along the western side of the building. There is a variance needed for the third sign proposed because there is one less door on this building than the original building on this site. An ev charging station that will be at least 15 ft. from the building has been added to this site as well as a bike rack. The final location of the ev charging parking places will be agreed upon between the Fire Official, applicant and Board Engineer. The location of the ev parking place and charging station is discussed. A hot box structure has been added as a requirement from NJ American Water and a grease trap. The hot box will be landscaped to shield its view. There are 134 seats proposed inside the building and 30 seats proposed for outside seating. With regard to employees, there will be a maximum of 30, with the highest demand needed on the weekend. Based upon the Borough ordinance, 70 parking spaces are required for this First Watch restaurant and 471 parking spaces are required for the site, whereas 419 are proposed. The produce deliveries are 3-4 times per week via refrigerated box truck between 6:00 am – 8:00 am. The second delivery is a US Foods tractor trailer delivery twice per week between 8:00 p.m. and 6:00 a.m. The noise ordinance is discussed. Delivery times are discussed and how it pertains to the entire site. No deliveries on the weekends are proposed. The applicant has agreed to keep the trash containers closed. Crosswalks are discussed. The Board Engineer's review letter is discussed and the applicant has agreed to all recommendations proposed in both the Engineer's and Planner's review letter. Signage is discussed and variances required. All signs approved need to also have a zoning permit.

Chairman Woloshin asked if there are any public in attendance that wish to ask a question of the applicant's engineer, none heard.

Patrick Downey, Licensed Traffic Engineer, reviews the parking on the site and why he believes the parking on the site is adequate relating to the variance requested. There are 471 parking spaces required and 419 proposed. Their traffic study is reviewed and discussed. The Board's request for a raised crosswalk is discussed. Delivery times are discussed at length and the original resolution from the site is reviewed regarding timing of deliveries.

Chairman Woloshin asks if there are any questions for the traffic engineer from those in attendance. None heard.

The architectural are reviewed. The signage is further discussed as well as the address number on the building which will be backlit.

Ingress and egress for the tractor trailer deliveries are discussed.

Chairman Woloshin asks if there is any public in attendance that wishes to ask a question or make a comment. None heard.

Motion is made by Chairman Woloshin and seconded by Mr. Roth to approve the application as discussed.

Ayes: Ch. Woloshin, Mr. Roth, Vice-Chair Diedrichsen, Ms. East, Mayor Talerico, Mr. Alcott, Ms. Martinock, Ms. Buczny

Nays: None

Absent: Mr. Regan, Ms. Silva

Short break taken from 8:20 p.m. until 8:30 p.m.

PB 2023-20 Fresh Dispensary Eatontown, LLC.
315 Highway 35
Block 3801 Lot 21.01
Minor Site Plan & Conditional Use

Atty. Leckstein marks the following:

A-1 Site Plan
A-2 As built
A-3 Architectural Plans
A-4 Site Plan dated March 4, 2024 showing changes proposed
A-5 Truck circulation package
A-6 Parking space sign exhibit

B-1 T&M Engineering Review Letter
B-2 Avakian Planning Review Letter
B-3 Traffic Safety Review Letter
B-4 Environmental Commission Letter
B-5 Fire Prevention Letter

Marc Leibman, Esq. CSG Law, states he is representing the applicant in this matter. Atty. Leibman states that this is a retail cannabis business in an existing strip mall. There are no variances requested with this conditional use application.

William Lane , Engineer, is sworn in by Atty. Leckstein and is accepted by the Board. Mr. Lane reviews the proposed improvements and existing conditions on the site. A new bike rack will be added. There are currently 17 angled parking spaces and by re-striping to 90 degree angles, the result will be a few additional

parking spaces totaling 21. Further parking modifications are reviewed. Turning templates are reviewed. The hours of operation will be 9:00 a.m. – 10 p.m. Monday thru Saturday and 11:00 a.m. – 7:00 p.m. on Sunday.

Richard Swartz, construction supervisor, is sworn in by Atty. Leckstein. Mr. Swartz reviews that there will be 18 dedicated parking spaces along the frontage with signage for those spaces dividing them amongst the tenants so that all tenants will have at least 3 dedicated parking spaces each. The Board professionals will have the last word as to the height of the parking space signs when they are ready to be installed.

Trash pickup and deliveries are discussed. EV charging spaces are discussed.

Kristopher Brandyberry, operational manager of Fresh Dispensary, is sworn in by Atty. Leckstein. Mr. Brandyberry states that he expects one delivery per day with varied delivery times usually via a white un-marked van. There will be a maximum of 15 employees. Security is discussed. Possible queuing is discussed. Mr. Brandyberry states that there are approximately 13 seats inside and it will be a condition that queuing will be inside. All of the product arrives sealed and labeled from the manufacturer and there will be no issues with odors or smells. Signage is discussed.

Chairman Woloshin asks if there are any public in attendance that wishes to ask a question or make a comment. None heard. None heard.

Mr. Roth makes a motion to approve the application as discussed, seconded by Ms. East.

Ayes, Mr. Roth, Ms. East, Ch. Woloshin, Vice-Chair. Diedrichsen, Mayor Talerico, Mr. Alcott, Ms. Martinock, Ms. Buczny

Nays: None

Absent: Mr. Regan, Ms. Silva

Correspondence

PB 2023-03 Request for extension of time re-Medical Arts Building at the Monmouth Mall

This request is discussed for an additional year allowed to begin to obtain construction permits.

Motion is made by Ch. Woloshin and seconded by Vice-Chair Diedrichsen to approve this extension of time for one year.

Ayes: Ch. Woloshin, Vice-Chair Diedrichsen, Ms. East, Mr. Roth, Mr. Alcott, Ms. Martinock, Ms. Buczny

Nays: None

Abstain: Mayor Talerico

Absent: Mr. Regan, Ms. Silva

Adjournment

Motion is made at 9:30 p.m. to close the meeting by Ms. East and seconded by Mr. Alcott

All in Favor.

Absent: Ms. Silva, Mr. Regan

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Respectfully Submitted,

Colleen Matthews

Board Secretary