

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

March 18, 2024

Call to Order

Vice-Chairman Diedrichsen 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:

Vice-Chair. Diedrichsen

Council President East

Mayor Talerico

Mr. Regan

Mr. Roth

Mr. Alcott

Ms. Martinock

Ms. Buczny

Absent: Chairman Woloshin, Ms. Silva

Also present: Board Attorney Marc. Leckstein; Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Ms. East and seconded by Vice-Chair Diedrichsen to memorialize the March 4, 2024 minutes. All in Favor by those eligible to vote.

Absent: Chairman Woloshin, Ms. Silva

Resolutions to be Memorialized

PB 2023-21

Monmouth Plaza Enterprises, LLC

Proposed First Watch Restaurant

133 Route 35 & Wyckoff Road

Block 1304 lot 21.01

Preliminary and Final Site Plan

Atty. Leckstein asks for clarification regarding the EV chargers, since there were numerous discussions regarding the locations of the ev stations. After discussion, it is determined that the language contained in the Resolution is appropriate. The Mayor asks for clarification pertaining to the raised crosswalk. Discussion ensues regarding the raised crosswalk.

Break taken from 7:10 – 7:29 p.m. The recording was reviewed to see if a condition of the resolution was accurately written in the resolution. The tractor trailer delivery time frame hours were testified to during the course of the hearing. The tractor trailer would make a delivery twice per week between the hours of 8:00 p.m. and 6:00 p.m. This will be corrected in the resolution , but the resolution can be voted upon this evening.

Mr. Roth makes a motion to memorialize this resolution, as amended, and is seconded by Mr. Alcott..

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

Nays: None

Absent: Ch. Woloshin, Ms. Silva

Not eligible: Mr. Regan

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

Motion is made by Ms. Martinock and seconded by Vice-Chair Diedrichsen to memorialize this resolution.

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

Nays: None

Absent: Ch. Woloshin, Ms. Silva

Not Eligible: Mr. Regan

PB 2023-04 **Eatontown Investors, LLC**
Blk 2201 Lots 1.01, 1.02, 2, 3, 4, 5 & Blk 2202 Lot 1
Extension of Approval for One Year

Motion is made by Mr. Roth and seconded by V.C. Diedrichsen to memorialize this extension of time of approval for one year until June of 2025.

Ayes: Mr. Roth, V.C. Diedrichsen, Ms. East, Mr. Alcott, Ms. Martinock

Nays: None

Absent: Ch. Woloshin, Ms. Silva

Not eligible: Mr. Regan

Abstentions: Mayor Talerico, Ms. Buczny

Miscellaneous

Mayor Talerico states that on April 15, 2024, the Planning Board is going to hear council's referral of the downtown re-development plan to include all of the lots and blocks in the downtown area.

The Mayor states that this Board should be mindful that we can ask for improvements pertaining to an application. Whether it be extra landscaping or re-striping a parking lot, this Board has the right to ask for items that are important to the town.

Adjournment

Motion is made at 9:30 p.m. to close the meeting by Mayor Talerico and seconded by Mr. Alcott
All in Favor.

Absent: Ms. Silva, Mr. Regan

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Respectfully Submitted,

Colleen Matthews

Board Secretary