

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

April 15, 2024

Call to Order

Chairman 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. Diedrichsen

Council President East

Mayor Talerico

Mr. Regan

Mr. Roth

Mr. Alcott

Ms. Martinock

Ms. Buczny

Absent: Ms. Silva

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

Approval of Minutes

Motion is made by Ms. East and seconded by Ms. Martinock to memorialize the March 18, 2024 minutes. All in Favor by those eligible to vote.

Absent: Ms. Silva

Resolutions to be Memorialized

None

Old Business

None

New Business

Review of Ordinance 01-2024

An Ordinance Amending Chapter 89 “Land Use”, Article VII “Area Bulk and Use Requirements”, Section 89-52 “Cannabis Conditional Use Requirements” and Article III, Chapter 200 “Licenses and Permits” “Cannabis Licensing and Taxation”

The Mayor reviews that this ordinance was adopted about a year ago and is now before us with some modifications. For example, micro licenses in classifications 1, 2, 3, and 4 are no longer just on the ancillary roads on Industrial Way, they will be allowed on Industrial Way proper and continue where they are currently allowed. One more license has been added in micro retail class 5. Also, allowing the Class 1's and Class 2's in cultivation and manufacturing to operate 24/7. Additionally, the operators must have a letter of intent for a viable lease.

Cannabis was specifically excluded from the Master Plan. If the Planning Board finds this ordinance inconsistent with the Master Plan or consistent, it then goes to Council and they have the option of adopting the ordinance or not adopting the ordinance.

The Board Planner, as well as the Board Attorney, review that this ordinance is inconsistent with the Master Plan of 2018 and 2023.

Motion is made by Chairman Woloshin and seconded by Mr. Roth to find this ordinance inconsistent with the Master Plan.

Ayes: Ch. Woloshin, Mr. Roth, V.C. Diedrichsen, Ms. East, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock, Ms. Buczny
Nays: None
Absent: Ms. Silva

Review of Area in Need of Redevelopment Investigation Report dated April 2021 revised February 2024 Prepared by: Leon S. Avakian Inc.

Atty. Leckstein swears in Ms. Beahm, Board Planner.

Ms. Beahm reviews that we were here a couple of years ago to discuss this matter and that both sides of main street were designated an area in need of redevelopment. In looking further, it is realized that there is a lack of parking in this area and there are other properties that are now going to be added to the area in need of redevelopment. One being the municipal parking lot behind Boro Hall and there are a couple of private properties included, as well as some other parcels. Ms. Beahm reviews the criteria that is used and that a property needs to qualify with one of the criteria. The majority of the properties being added are Borough owned. Blk 401 lots 64 and 65 are included because they are under criteria B, which is discontinuance of the use of the building. Blk 304 lots 15, 16 are small lots on Broad Street that are next to the library, which is under Criteria H – smart growth. There will be an overlay zone, meaning there will be additional zoning opportunities, more mixed use, more shared parking, overall, more availability as to what will be permitted. The redevelopment plan, which has not been prepared yet, is non-condemnation, imminent domain will never be used with this plan,

Atty. Leckstein reiterates that the Board's job tonight is looking at the report and seeing whether the criteria analyzed by the Board Planner has been met.

Chairman Woloshin opens the meeting for public questions and comments.

1. Gary Schecher, owns 30 Main Street. Has a question about the redevelopment plan, a timeline and imminent domain
2. Jamie Pavlis, 75 Highway 35. Asks about imminent domain and is directed to the Council as the governing body
3. Victor Schlesinger, One Main Street, states that he believes imminent domain is in the best interest of the Borough.

Chairman Woloshin makes a Motion and is seconded by Mr. Alcott to adopt the study and find these areas meet the criteria to be added to the area in need of redevelopment.

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

Nays: None

Absent: Ms. Silva

Atty. Leckstein prepared a resolution affirming the vote of the Planning Board adopting the study and finding that these proposed areas meet the criteria to be added to the area in need of redevelopment.

Motion is made by Mr. Roth and seconded by Mr. Regan.

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

Nays: None

Absent: Ms. Silva

Miscellaneous

Letter regarding Ft. Monmouth dated April 4, 2024 --When any property owner submits to the DEP for a Letter of Intent they are obligated to notify the Planning Board

Adjournment

Motion is made at 7:35 p.m. to close the meeting by Ms. East and seconded by Ch. Woloshin.

All in Favor.

Absent: Ms. Silva

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Respectfully Submitted,

Colleen Matthews

Board Secretary