

# **REGULAR MEETING OF THE EATONTOWN PLANNING BOARD**

**May 20, 2024**

## **Call to Order**

Vice-Chairperson 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; Jennifer Beahm, Board Planner; Ed Herrman, Board Engineer

## **Approval of Minutes**

Motion is made by Mr. Regan and seconded by Councilmember East to memorialize the April 15, 2024 minutes.

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

Nays: None

Absent: Ms. Silva, Ch. Woloshin

## **Resolutions to be Memorialized**

None

## **Old Business**

None

## **New Business**

### **PB 2024-01      260 Industrial Way, LLC**

260 Industrial Way West  
Block 3502 lot 5.01  
Minor Site Plan

Jennifer Krimko, Esq. states that she is representing the applicant in this application. Atty. Krimko states that this application is for an existing two-story office building to be retrofitted to accommodate a warehouse flex use. The applicant is a recent purchaser of this lot and, at this point, the applicant does not have tenants.

Atty. Leckstein marks the following exhibits:

- A-1 Minor Site Plan
- A-2 Architectural Plans
- A-3 Environment Impact Statement
- A-4 Stormwater Management Report
- A-5 Aerial exhibit with proposed conditions
- A-6 Aerial exhibit with existing conditions
- A-7 Close-up color rendering of the site plan
- A-8 Architectural plans color elevation

Patrick Ward, Planner and Engineer, is sworn in by Atty. Leckstein and is accepted by the Board as an expert. There are minor exterior site improvements. There are two access driveways shared by three properties. Two new loading areas are proposed to accommodate the warehouse flex use. The parking lot will be repaired and re-stripped where needed. There will be a new ev space area as well as two bike racks. EV space locations are discussed being 15 ft. away from the building. Signage is discussed. There are three future tenant signs proposed above doorways.

Parking is discussed. There are 455 spaces on site today. Flex office warehouse equates to a need of 284. There is an EV credit of 14 spaces. There is a total demand of 270 spaces. There are 313 parking spaces proposed. The Board Planner recommends that should there be fleet vehicles associated with a tenant, those vehicles would be utilizing the overage of parking spaces, not the 270 required.

The applicant is proposing a sidewalk from Industrial Way West to the front entrance of the building. Truck traffic is discussed, and it is agreed that the truck traffic will be away from the shared aisles used by the school busses.

The applicant agrees to masonry enclosures for the two new refuse containers proposed. Lighting waivers are discussed. The applicant agrees to recommendations made in the Board engineer's review letter. Landscaping is discussed and 18 additional arborvitaes are being added to the site for screening and to supplement the buffer.

The existing non-conformities are discussed, including side yard setback on the east side of the building and the existing non-conforming sign.

Vice-Chairman Diedrichsen opens to the public for any questions or comments. None heard.

Motion is made by Mr. Roth and seconded by Councilmember East to accept the application as discussed.

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

Nays: None

Absent: Chairman Woloshin, Ms. Silva

**PB 2024-02      Sunrise Holdings, 1, LLC**

**178 Route 35**

**Block 2301 Lot 6**

**Application for Amended Preliminary and Final Major Site Plan Approval and Conditional Use. Approval**

Jennifer Cabrera, Esq., states that she is representing the applicant in this matter for a Class 5 retail cannabis store located in Michael's Plaza.

Atty: Leckstein marks the following into evidence:

A-1 Site Plan

A-2 Architectural Plans

A-3 Signage proposed

A-4 Handout of power point presentation

Atty. Cabrera states that the building is a one-story structure within Michael's Plaza. It has a frontage on Wyckoff Rd. and South Street. The remainder of the building contains a laundromat. The applicant is also seeking a variance for a sign along the frontage of Wyckoff Road. There are no changes proposed to the exterior.

Michael Allen, Security and Compliance Consultant/Director is sworn in by Atty, Leckstein. The property is not within 1,000 ft. of a school. The hours of operation proposed are Monday through Saturday 9:00 a.m. – 10:00 p.m. and Sunday 11:00 a.m. – 7:00 p.m. The applicant proposes 4-5 employees per shift, for a total of 15-20 employees. There are two ADA parking places and ramp proposed. The public entrance is on the South Street side. Queuing would be inside the building which would allow 27 people to queue. Should there be an excess of 27 people, it is recommended to have customers wait inside their cars for their turn.

Mr. Allen discusses customer flow and the number of customers expected. The Board Planner discusses that this facility could see upwards of 150 per day because Eatontown is surrounded by towns that will not have cannabis retail. Mr. Allen reviews that he will work with Eatontown Police regarding a security and contingency plan. The floor plan is discussed, and an updated plan will be provided showing an added door inside the facility. Waste management is discussed. Ford Transit-like unmarked vans will be making up to 4 deliveries per week based upon demand.

Ms. Beahm would like more attention given to the Wyckoff Rd sign. After discussion, it is decided that the applicant and Ms. Beahm will work together on the sign to make it more in keeping with what is already showing in the existing shopping center. Atty. Leckstein suggests that if the Board wishes to vote in the affirmative for this application, the Board could authorize the preparation of a positive resolution and then, at the next meeting, the proposed sign could be reviewed so as to not hold up the adopting of the resolution.

Dumpsters are discussed. Benjamin Luccarelli, managing agent and part of the general partner, is sworn in by Atty. Leckstein. Mr. Luccarelli states that, at this time, there are no gates or enclosures surrounding the dumpsters and the dumpsters are located behind the buildings. He has an employee that cleans up the parking lot and polices the area. Mr. Luccarelli states that he can ask to have the dumpsters painted in order to blend in with the landscape. Also, there are no outside changes proposed with this application.

James Kennedy, Engineer, is sworn in by Atty. Leckstein and accepted by the Board as an expert. Mr. Kennedy testifies as to the existing lighting and the changes/upgrades that are being proposed at the front entrance and the rear entrance.

Vice-Chairman Diedrichsen asks if there are any public in attendance that wish to make a comment or ask a question of any of the experts or about the application in general. None heard.

Mr. Regan makes a motion and is seconded by Mr. Alcott to authorize the Board attorney to prepare a positive resolution regarding this application as discussed. The sign will be discussed at the June 3, 2024 meeting.

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

Nays: None

Absent: Chairman Woloshin, Ms. Silva

This application will be carried to the June 3, 2024 meeting at 7:00 p.m. with no further notice required.

### **Adjournment**

Motion is made at 8:35 p.m. to close the meeting by Ms. East and seconded by Ms. Martinock  
All in Favor.

Absent: Ms. Silva, Ch. Woloshin

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Respectfully Submitted,

*Colleen Matthews*  
Board Secretary