

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

June 3, 2024

Call to Order

Vice-Chairperson Diedrichsen called this in-person meeting to order at 7:05 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-Chairman Diedrichsen

Council President East

Mayor Talerico

Mr. Roth

Ms. Martinock

Ms. Buczny

Absent: Chairman Woloshin, Ms. Silva, Mr. Regan, Mr. Alcott

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

Approval of Minutes

Motion is made by Mr. Roth and seconded by Councilmember East to memorialize the May 20, 2024 minutes.

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

Ms. Buczny

Nays: None

Absent: Ms. Silva, Ch. Woloshin, Mr. Regan, Mr. Alcott

Resolutions to be Memorialized

PB 2024-01 260 Industrial Way, LLC

260 Industrial Way West

Block 3502 lot 5.01

Minor Site Plan

Motion is made by Mayor Talerico and seconded by Ms. Martinock to memorialize this resolution.

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

Nays: None

Absent: Ms. Silva, Ch. Woloshin, Mr. Regan, Mr. Alcott

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

Atty. Leckstein reviews that at the last meeting, the Board had authorized the preparing of a positive resolution contingent upon the Board reviewing proposed signage, along with Board Planner Ms. Beahm. The original signage proposed was not to the Board's liking. Atty. Leckstein marks the proposed signage package as A-6. Ms. Beahm indicated to Atty. Leckstein that she was satisfied with this proposal.

Vice-Chairman Diedrichsen opens the meeting to the public as to the proposed signage only. No questions or comments heard.

The Board discusses the sign package.

Motion is made by Mr. Roth and seconded by Ms. Martinock to approve the application as discussed.

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

Nays: None

Absent: Ch. Woloshin, Mr. Regan, Mr. Alcott, Ms. Silva

Motion is made by Mr. Roth and seconded by Councilmember East to memorialize this resolution of approval.

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

Nays: None

Absent: Ch. Woloshin, Mr. Regan, Mr. Alcott, Ms. Silva

Old Business

None

New Business

PB 2024-04 37 Throckmorton Avenue

Certificate of Appropriateness

Sign

Atty. Leckstein swears in Daniella Dos Santos, who is the owner of this property and business. Ms. Dos Santos states that she has received the Historic Committee's comments and has a new monument sign to propose in keeping with all the Historic Committee's comments. Atty. Leckstein marks the drawing as Exhibit A-1. She states that she would like to add the telephone number to the sign and it would have a light on it at night. She will submit a zoning application for the sign. The Board members, as well as the Historic Committee members in attendance, looked at the proposed sign drawing and do not have any negative comments.

Motion is made by Mayor Talerico and seconded by Mr. Roth to grant a Certificate of Appropriateness to Ms. Dos Santos for this monument sign as proposed.

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

Nays: None

Absent: Ch. Woloshin, Mr. Regan, Mr. Alcott, Ms. Silva

Atty. Leckstein states that at our next meeting on June 17, 2024, Monmouth Square has some changes that they want in their resolution. Atty. Leckstein states that he will send everyone a redline version of it and the Board needs to vote on it as an amended resolution. There are changes with some of the numbers, but according to the Board Planner, it is a way to distribute the number, but nothing has actually changed.

Adjournment

Motion is made at 7:30 p.m. to close the meeting by Mayor Talerico and seconded by Ms. Martinock
All in Favor.

Absent: Ms. Silva, Ch. Woloshin, Mr. Regan, Mr. Alcott

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Respectfully Submitted,

Colleen Matthews
Board Secretary