

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

June 17, 2024

Call to Order

Chairman Woloshin 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:

Chairman Woloshin

Vice-Chairman Diedrichsen

Councilmember East

Mayor Talerico

Mr. Roth

Mr. Alcott

Ms. Martinock

Ms. Buczny

Absent: Mr. Regan, Ms. Silva

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

Approval of Minutes

Motion is made by Councilmember East and seconded Ms. Martinock to memorialize the June 3, 2024 minutes.

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

Nays: None

Not eligible: Ms. Silva, Ch. Woloshin, Mr. Regan, Mr. Alcott

Resolutions to be Memorialized

PB 2023-17 Eatontown Monmouth Mall, LLC (Monmouth Square)
Highways 35 & 36 & Wyckoff Road
Block 2201, Lots 1.01, 1.02, 2, 3, 4 and 5; and
Block 2202, Lot 1
Adoption of Amended Resolution

Atty. Leckstein reviews that the changes in this resolution have been reviewed by himself and Christine Bell, Board Engineer. There were two issues that were not agreed upon. One being that due to landscaping changes they were implementing at the Board's request, it may reduce the number of parking spaces. Both Atty. Leckstein and Ms. Bell were against this change. There was also language added pertaining to the dog relief area where the applicant was looking for it to say "for residents only." Atty. Leckstein and Ms. Bell's recollection was that this area was an open space area, available to public as well.

Jennifer Krimko, Esq., representing Eatontown Monmouth Mall, LLC, reviews that there is an excess of parking spaces on the site and with some of the changes, it might require a re-configuration of a few parking spaces.

After discussion, Mayor Talerico makes a motion to revise the resolution as discussed, seconded by Mr. Roth.
Ayes: Mayor Talerico, Mr. Roth, Ch. Woloshin, Vice-Chair Diedrichsen, Ms. East, Mr. Alcott, Ms. Martinock
Nays: None
Abstain: Mr. Regan, Ms. Silva, Ms. Buczny

Ms. East recuses herself at 7:07 prior to the Surrey Equities application.

New Business

Surrey Equities, LLC.

Block 2701, lots 53, 60, 66 & 69

Monmouth Road and NJSH 36

Proposed Residential & Commercial Developments

Preliminary and Final Major Subdivisions and Site Plan Approval

Jennifer Krimko, Esq. states that she is representing the applicant in this matter. Atty. Leckstein states that there is an extensive exhibit list that was prepared and has been acknowledged.

APPLICANT'S EXHIBITS

Exhibit A-1: Preliminary and Final Major Subdivisions and Site Plans rev'd 3.8.24

Exhibit A-2: Boundary and Topographic Survey dated rev'd 8.31.23

Exhibit A-3: Aerial Map Exhibit dated 6.17.24

Exhibit A-4: Master Subdivision Exhibit dated 6.17.24

Exhibit A-5: Overall Site Plan Rendering dated 6.17.24

Exhibit A-6: CubeSmart Site Plan Rendering dated 6.17.24

Exhibit A-7: Carmax Site Plan Rendering dated 6.17.24

Exhibit A-8: Residential Site Plan Rendering dated 6.17.24

Exhibit A-9: CubeSmart Architectural Plans dated 2.21.24

Exhibit A-10: CubeSmart Rendered Elevations dated 2.21.24

Exhibit A-11: Carmax Architectural Plan (main building) dated 8.29.23

Exhibit A-12: Carmax Architectural Plan (car wash building) dated 2.27.24

- Exhibit A-13:** Carmax Signage Plans dated 8.22.23
- Exhibit A-14:** Residential Rendered Elevations and Floor Plans
- Exhibit A-15:** Residential Clubhouse Floor Plans and Elevations dated 3.6.24
- Exhibit A-16:** Water and Sanitary Sewer Engineer's Report (CubeSmart) dated 8/2023
- Exhibit A-17:** Water and Sanitary Sewer Engineer's Report (Carmax) dated 8/2023
- Exhibit A-18:** Water and Sanitary Sewer Engineer's Report (Residential) dated 8/2023
- Exhibit A-19:** Photograph Location Report dated 8/2023
- Exhibit A-20:** Traffic Impact Study dated 8.31.23
- Exhibit A-21:** Stormwater Management, Groundwater Recharge and Water Quality Analysis (CubeSmart) rev'd 4/2024
- Exhibit A-22:** Stormwater Management, Groundwater Recharge and Water Quality Analysis (Carmax) rev'd 4/2024
- Exhibit A-23:** Stormwater Management, Groundwater Recharge and Water Quality Analysis (Residential) rev'd 4/2024
- Exhibit A-24:** Report of Preliminary Geotechnical and Stormwater Basin Area Investigation (CubeSmart) rev'd 8.28.23
- Exhibit A-25:** Report of Preliminary Geotechnical and Stormwater Basin Area Investigation (Carmax) rev'd 8.28.23
- Exhibit A-26:** Report of Preliminary Geotechnical and Stormwater Basin Area Investigation (Residential) rev'd 8.28.23
- Exhibit A-27:** Supplemental Stormwater Basin Area Investigation Report (CubeSmart) dated 3.7.24
- Exhibit A-28:** Supplemental Stormwater Basin Area Investigation Report (Carmax) dated 3.7.24
- Exhibit A-29:** Supplemental Stormwater Basin Area Investigation Report (Residential) dated 3.8.24
- Exhibit A-30:** Environmental Impact Statement dated rev'd 4/2024
- Exhibit A-31:** Stormwater Management Operation and Maintenance Manual (CubeSmart) rev'd 4/2024
- Exhibit A-32:** Stormwater Management Operation and Maintenance Manual (Carmax) rev'd 4/2024
- Exhibit A-33:** Stormwater Management Operation and Maintenance Manual (Residential) rev'd 4/2024

Exhibit A-34: Zone Area Exhibit dated 4.8.24

Exhibit A-35: Supplemental Traffic Volume Figures

BOARD EXHIBITS:

Exhibit B-1: T&M Engineering Review Letter dated 6.13.24

Exhibit B-2: Avakian Planning Review Letter dated 3.26.24

Exhibit B-3: Environmental Commission Report dated 6.11.24

Atty. Krimko reviews that this land was previously the Old Orchard Golf Club and has frontage along Rte. 36. and Monmouth Road and one lot that has frontage on Reynolds. This property was re-zoned into three distinct areas. There is a residential age-restricted area, an open space area, and commercial along Route 36. There is an extensive buffer between the proposed residential and the existing residential on Reynolds and the roads behind. There is no access on Reynolds Road from the development. There will be a gated, emergency-only access on Reynolds Drive that was at the request of the Borough Professionals. The applicant is aware that there are drainage issues in the Reynolds Drive area and the applicant has upsized their pipes so they could accommodate runoff and an easement was granted to the Borough to allow connection to it.

The applicant proposes creating six lots. One large residential lot, an open-space lot, and the four lots within the commercial zone.

Robert Freud, project engineer, is sworn in by Atty. Leckstein. Mr. Freud reviews the location of the property and the layout of the proposed application. Zone A is north of Turtle Mill Brook which is the age-restricted residential use. Zone B is the conservation zone. Zone C is the commercial zone along the frontage of Route 36.

Monmouth County has indicated that they are looking into acquiring the open space area, however, the County has not moved forward with this idea. In discussing this possibility, the Board voices that they want to preserve this open space. Should this parcel be sold to the County, this Board would like a Deed restriction that this parcel remain open space.

The residential lot contains 153 lots (145 residential lots).

The commercial lots have improvements proposed on lot B for a CubeSmart self-storage facility. It is approximately 33,370 sq. ft. per floor, three floors, and is compliant with setbacks, height and coverage requirements. There are five parking spaces in the front of the building near the office for new customers. There is gated access for customers. There will be no rv's, campers, boats allowed to be stored outside anywhere on the property. The ev charger space is discussed and it is agreed that it will be in one of the parking spaces in the back of the building away from the primary structure. There will be a masonry trash enclosure with gates that will remain closed. Landscaping plan is discussed and the variance request for no landscape island in the parking lot but the shade trees will be planted along the perimeter in order to meet the number of shade trees and species required. The Lighting Plan is discussed and no variances are requested. The Grading Plan has been in conjunction with the DEP and it is reviewed. There is discussion regarding the signage and CubeSmart is amenable to a sign that will have all of the businesses that will be accessing the entrance.

Chairman Woloshin asks if there is any public in attendance that has a question or comment for Engineer Freud.

Ken Kretsch, 13 Kingsley Court, is sworn in by Atty. Leckstein. Asks if the maintenance facilities located on the golf course would be demolished – the answer is yes.

Pam Faccone, 79 Redfern Rd, is sworn in by Attorney Leckstein. Asks about lighting at the rear of the building and it will be facing down. Asks how far the new development that recently passed by West Long Branch is from these four lots.

Paul Wishick, 79 Reynolds Drive, Asks questions about the sewer infrastructure and the traffic on Rte. 71.

A break was taken from 8:22 p.m. until 8:30 p.m. and it is stipulated that attendance on the dais has remained the same.

Architect for CubeSmart James Dankovich, is sworn in by Atty. Leckstein. He reviews that the building is 101,000 gross square feet and is a three story Class A storage facility fully sprinklered. There will be no storage outside of the building. Staff will consist of 3 or 4 people. M-Sat 8:00 a.m. – 6 p.m. and a little shorter hours on Sunday. Customers will be able to access their unit from 6:00 a.m. until 10:00 p.m. seven days a week but will not be allowed entry or re-entry outside of those hours. Trash pick up is 1-2x per week by private hauler. The layout of the floors is discussed. The facades are discussed and the Board Planner requests the west facing façade be dressed up so that it is not so vacant and is more appealing.

Chairman Woloshin asks if there is any public in attendance that has a question or comment for Mr. Dankovich. None heard.

Atty. Krimko states that now the Carmax site plan will be reviewed.

Engineer Freud is recalled and reviews the site, layout and general use overview. The building itself is 7, 694 sq. ft. and it is one story. There is an accessory car wash behind the primary building for Carmax use only. The property is completely fenced in, which will help with security. Parking is discussed. The car carriers will not be offloading on Rte. 36. There are staging lanes towards the back of the property with plenty of room for this purpose. There is a fully enclosed masonry trash and tire storage area with gates which is 15' x 25'. The landscape plan is discussed. The front of the site is encumbered by wetlands that will not be disturbed nor will the buffer along that area. There is a walled area along the front parking lot. There are a total of 563 plants proposed, 57 species required and 57 proposed – native to New Jersey Relief is requested for parking lot shade trees within the inventory space. In total there are 123 trees and 346 shrubs. The 6 ft. perimeter fence is discussed. Sign package is discussed.

There is a perimeter wall (3 – 4 ft) with a 4 ft. chain link fence positioned on top proposed and this is discussed. Board members ask the applicant to come back with an alternative to having the chain link fence on top of a wall and an elevation plan as to what it would look like from the road to the average person. Ms. Beahm offers some suggestions as an alternative to the undesirable chain link fence. Ms. Beahm confirms that the car wash and fuel dispenser are accessory to the main building and only for Carmax use.

Chairman Woloshin asks if there are any public in attendance that wishes to ask a question of Engineer Freud.

Ken Kretsch, 13 Kingsley Ct., comments on the color temperature of the LED lights and would like it reduced. Pam Faccone, 79 Redfern, would like landscaping on the west side to act as a buffer for new development being constructed in West Long Branch which borders this property. Ms. Beahm states that even though the applicant is in compliance with the ordinance regarding the number of trees, that is the minimum and the applicant could always provide more trees. Atty. Krimko states that the vacant lot adjacent to this one would be a commercial use.

Atty. Leckstein swears in David Howell, architect. Mr. Howell reviews the floor plan of the main Carmax building. The materials that will be used on the building are also discussed. There are four signs proposed for this building. Ms. Beahm would like the west facing façade to be less plain, there needs to be a vertical break, windows, texture added. Ms. Beahm also questions as to why two signs are requested on this façade, as a

variance is need for the two signs on the same façade. The above-ground 2000 gallon fuel storage tank is discussed and it is determined that it will not be able to be seen as it is not protruding from inside of the enclosure, there will only be a pipe that will able to be seen.

Chairman Woloshin asks if there is any public in attendance that wish to ask Mr. Howell a question. None heard.

Steve Hudak, Senior Manager of Site Development for Carmax, is sworn in by Atty. Leckstein. Mr. Hudak explains what Carmax is as a company and what makes them different. Carmax is the nation's largest retailer of pre-owned vehicles. Mr. Hudak reviews the choices available for the Carmax buying experience. Mr. Hudak states that the Manager sets the hours but that generally it is Monday through Friday 10:00 am until 9:00 pm, Saturday 9:00 a.m. until 9:00 p.m. and the service department 7:30 a.m. until 6:00 p.m.

Mr. Hudak states that the cars are found on the lot by using RecovR (their new technology) on a hand-held device, key fobs/alarms will not be used. As to security, the sales lot is completely fenced and public does not have access when the facility is closed. There are security cameras with motion sensors tied into central monitoring.

With regard to the 5000 kelvins, Mr. Hudak states the lighting is important so that the customer can see the color and any imperfections pertaining to the car. There will be a security lighting plan submitted to the Board Engineer showing that the lighting will be dimmed after hours and the lighting where there is the customer parking lot will be less than 5000 kelvins.

There will be no vehicle offloading on the highway. There are an estimated 5-7 car carrying tractor trailers per day.

There will be a minimum of 6 ev charging stations installed. The locations are discussed and they will all be more than 15 ft. from the building.

Test drives are discussed. Mr. Hudak states that Carmax offers 24 hour test drives. The applicant agrees that test drives with a salesperson in the car or service department staff will not be conducting test drives on Marin Way or Reynolds Drive.

Chairman Woloshin asks if there is any public in attendance that wishes to ask a question of Mr. Hudak. None heard.

After discussion, it is determined that this application will be continued on July 15, 2024 and there is no additional notice required.

Adjournment

Motion is made at 10:10 p.m. to close the meeting by Chairman Woloshin and seconded by Mr. Alcott All in Favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary