

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
July 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-Chairman Diedrichsen
Councilmember East
Mayor Talerico
Mr. Regan
Mr. Roth
Mr. Alcott (7:03)
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 Chairman Woloshin and seconded by Mr. Roth to memorialize the June 17, 2024 minutes.

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

Nays: None

Not eligible: Ms. East, Ms. Silva, Mr. Regan

Resolutions to be Memorialized

None

Board members Ms. East and Mr. Regan state that they have a conflict with the Surrey Equities application and recuse themselves at this time.

New Business

Surrey Equities, LLC. (con't)
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 the attorney of record for this applicant in this continuing application. Ms. Krimko reviews that July 1, 2024 was the first day of the hearing of this application. There was a request from the Board for additional information regarding the commercial lots fronting Route 36.

With regard to the continuing exhibit list, the last exhibit from July 1, 2024 was A-35 and tonight there will be Exhibit A-36 through A-45 added.

Robert Freud, still under oath, reviews the changes requested to the Carmax site addressing landscaping, wall and fence. There will be u-bollards and decorative black fencing. The wall is discussed. There will be some plantings added to the base of the wall. There will be no encroachment into the wetlands or the buffer. With regard to CubeSmart,, the Board had asked for a revision of the free-standing sign to accommodate more tenants, so that there are not numerous monument signs. This sign is proposed to have 3 tenants on it. The southwest side of the building has had faux windows added to it to make it more uniform with the rest of the building. The Board confirms that there are sprinkler systems/irrigation for all of the landscaping, which will keep it alive and green.

Mr. Freud reviews that there is a perimeter chain link fence that will be removed. There are 145 age-restricted residential units proposed. There are four total models, each with 3-5 elevations available with each model for a total of 17 residential options. The clubhouse proposed, which is 1513 sq ft., includes a pickleball court, parking lot and pool area. There is a gated (subject to the Fire Official), grass paved, emergency only access at Reynolds drive.

The applicant proposes the removal of the existing chain link fence between existing homeowners and the new development. Ms. Krimko states that the proposed berm will provide adequate separation. Mr. Freud reviews the berm renderings, before growth and after growth. The proposed dimensions of the berm are discussed. The Board members further discuss the plantings for the berm, allowing the applicant to go beyond the amount of Monmouth County species types to allow further diversity while staying in the northeast area recommendations.

Sidewalks are discussed and they will be constructed along the frontage of Rte. 71. There will also be a contribution into the sidewalk fund for the remainder of Rte. 71, as there is a space issue. If "right of way" becomes available, sidewalk will be constructed.

There is discussion as to whether these roads within the development will be public or private roads. The homes will have two-car garages, with parking in the driveway for an additional two cars, meeting RSIS standards. There are 79 additional parking spaces available for guests and overflow parking. There will be an ADA compliant space as well as an EV charging space. The clubhouse has a bike rack, pool, pickleball court, masonry trash enclosure. The basins are adhering to green infrastructure in keeping with the Environmental Commission.

Break is taken from 8:15 p.m. until 8:27 p.m. and Board attendance has not changed.

With regard to Stormwater Management, a plan has been submitted to DEP. The basin locations are reviewed. Landscaping along Road A is discussed, and Ms. Beahm asks for continued landscaping where there is currently none proposed; applicant agrees.

There is further discussion regarding the removal of the current fencing owned by the golf course around the perimeter of the property.

The sewerage pump station on location is discussed and the sewerage plan is also discussed.

The stormwater plan is discussed.

Chairman Woloshin opens the meeting to the public as to the testimony so far.

1. John Sciarappa, 45 Redfern Road, states that he was under the impression that there would be a fence and a berm behind his property and that is not the current proposal. He states that he would at least like a fence.
2. Pam Faccone, 79 Redfern Road, states that she has her own fence with the golf club fence approximately 9 inches in back of her fence. Would not like a fence behind her property. At their cul-de-sac at the end of Redfern, she feels they need a fence to keep the kids safe as they are playing. States that the higher the berm is built, the harder it is for the plantings to grow because drainage through the berm. Also voices a concern over overflow parking.
3. William Barnshaw, 69 Redfern Road, has a question about Road A and if there is traffic calming on the road. Asks about drainage basins.
4. Frank Scatuorthio, 28 Monmouth Road, asks about how this development will affect the brook downstream from this location, where there is flooding.
5. Jon Sciarappa, 45 Redfern Road, asks if there are basements proposed. The answer is no. Also asks about which trees are being removed and which trees will be staying.
6. Kenneth East, 55 Redfern Road, states that the chain-link fence behind his house is not in good shape.
7. Pam Faccone, 79 Redfern Road. Has a suggestion for a possible fence location.

There is discussion among Board members and professionals about whether or not they would prefer a fence or not. The developer would request if a fence is desired, then a white pvc fence is proposed and the developer would add some landscaping as well. The Board Planner recommends a Jarith type fence. The Board has decided that they would like a 6 ft high Jarith-type fence with some plantings along Road A.

There is a triangle shaped small parcel that is discussed on the property, as it is in disrepair. The applicant states that it will be cleaned up.

8. Bill Barnshaw, 69 Redfern Road, explains some history of a section of the fence.

There is further discussion regarding the fence issue.

The Board would like a submission pertaining to the fence issue before the next meeting, which will be August 5, 2024. No new notice will be necessary. Public is advised that should anyone wish to be heard, they must attend the August 5, 2024 meeting and there will be no further notice.

At 9:35 p.m. Virginia East is back on the dais.

PB 2023-20 **Fresh Dispensary Eatontown, LLC**
315 Highway 35

The Board Engineer, Ed Herrman, states that an inquiry has come in from Fresh Dispensary, regarding the 4 EV spaces per his review letter, that they were required to install. Mr. Herrman believes that the number is overly aggressive. The applicant reached out to Mr. Herrman stating that there is not enough power in the power box to accommodate the 4 make-ready ev spots, nor do they have enough for one spot. The 4 ev spots were not specifically mentioned in the resolution, only in Mr. Herrmann's letter. Mr. Herrman states that he believes there is no statutory regulation that states the applicant needs any make-ready spots at all.

Atty. Leckstein states that this Board is always correct to ask for ev stations. Mr. Leckstein also agrees that statutorily they are not obligated to give you those ev stations. The Board members discuss this request for relief.

Chairman Woloshin makes a motion to grant the request of relief to provide ev spaces at the Fresh Dispensary location, seconded by Mr. Alcott,

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

Nays: Ms. East, Ms. Buczny

Absent: Mr. Regan, Ms. Silva

Adjournment

Motion is made at 9:50 p.m. to close the meeting by Ms. East, seconded by Ch. Woloshin. All in favor.

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Respectfully Submitted,

Colleen Matthews

Board Secretary