

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
September 16, 2024

Call to Order

Chairman Woloshin called this in-person meeting to order at 7:03 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

Mayor Talerico

Mr. Roth

Mr. Alcott (7:10)

Ms. Martinock

Ms. Buczny

Absent: Councilmember East, Mr. Regan

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 Ms. Martinock and seconded by Vice-Chair Diedrichsen to memorialize the July 15, 2024 minutes.

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

Nays: None

Not eligible: Ms. East, Mr. Regan

Resolutions to be Memorialized

Administrative Resolution Removing Condition to Install Electric Vehicle Parking Station

PB 2023-20 Fresh Dispensary Eatontown, LLC

315 Highway 35

Block 3801 Lot 21.01

Motion is made by Mr. Roth and seconded by Vice-Chair Diedrichsen to memorialize this resolution.

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

Nays: None

Abstentions: Ms. East, Mr. Regan, Mr. Alcott, Ms. Buczny

It is noted that Mr. Alcott arrived at 7:10 p.m.

New Business

**PB 2023-17 Eatontown Monmouth Mall, LLC (Monmouth Square) Amended Application
Highways 35 & 36 & Wyckoff Road
Block 3801 Lot 21.01
Minor Site Plan & Conditional Use**

Jennifer Krimko, Esq., states that she is representing the applicant in this matter.

Atty. Leckstein marks the following as exhibits:

A-1 Parking study dated August 27, 2024
A-2 Overall site plan last revised August 26, 2024
A-3 Colored rendered version of A-2

B-1 T&M review letter dated September 13, 2024

Atty. Krimko states that after securing the approval, and in the process of going through financing, the lender's counsel reviewed all of the leases, reviewed all of the approvals and reviewed the cross-access parking easement agreement that was approved and recorded. It was then discovered that there are options for two of the leases to have exclusive parking and that was inconsistent with the cross-access easement now in place that states that all of the commercial parking would be shared. Therefore, in an effort to satisfy the lender and make sure the approvals match the leases, the applicant is now seeking an amended approval. There are no site improvements proposed as part of this submission. The applicant is asking for an amendment to the cross access easement that would allow the applicant to exclude the shared parking. The applicant has now submitted a shared parking study that shows the site still has adequate parking.

Christian Roche, Langan Engineering, is sworn in by Atty. Leckstein. Mr. Roche reviews the two exclusive parking areas – one for Whole Foods (198 exclusive parking stalls) and one for the medical office building (46 exclusive parking stalls) There are 4,740 parking stalls at the site and 244 are proposed to be potentially exclusive. The applicant is looking to have these 244 parking stalls excluded from the shared parking easement agreement.

Gary Dean, traffic engineer, is sworn in by Atty. Leckstein. Mr. Dean reviews his shared parking study and that the site parking is adequate, even with the proposed exclusive parking stalls proposed. Mr. Dean reviews the peak traffic times expected for the site. Mr. Dean states that during the peak traffic time of Saturday afternoon at 1:00 p.m. or so, there is a surplus of approximately 520 spaces.

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

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

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

Nays: None

Abstentions: Ms. East, Mr. Regan,

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

Atty. Leckstein marks the following exhibits:

A-46 – Residential driveway exhibit option C which is dated 9-16-24

A-47 - Residential site plan rendering dated 9-16-24

Jennifer Krimko, Esq., states that she continues to represent the applicant. Ms. Krimko states that there were two issues that needed more information. One was the perimeter fencing and the other was the entrance drive.

7:30 – 7:32 – short break taken. No change in dais attendance.

There was a request to curve the entry road so as to slow down traffic

Also, at the last meeting, there was discussion about having to deed restrict parking regarding garage parking. It was presented incorrectly. The garage parking spaces are not needed for the parking requirements.

Robert Freud, Engineer, has been previously sworn in by Atty. Leckstein. Mr. Freud reviews where the fence will be installed.

The applicant initially suggests a 4 ft. Jareth type aluminum fence along the entire entry road, to the north going around and up Redfern and along the back property line, as was requested at the prior meeting. The fencing would be installed prior to the building of the homes. The applicant states that the decision as to the height of the fence would ultimately be the decision of the HOA which may be a 4, 5 or 6 foot high fence.

It is over 1,000 feet from the entrance on Rte. 71 to the entrance of the clubhouse. The applicant had been requested by the Board at the last meeting to propose an access drive with more curvature so as to provide some degree of traffic calming. Mr. Freud states that the new proposal would increase the separation of the road and the homes on Redfern from 75' to 88'. Mr. Freud explains that the wetlands buffers prevent any further curvature of the road. The length of the island at the entrance has been doubled in length from the additional proposal. The three drainage basins are discussed.

Christine Coffone, Planner, is sworn in by Atty. Leckstein. Ms. Coffone reviews the variances and waivers pertaining to both the commercial, as well as the residential aspects of this application. Ms. Coffone speaks as to the positive and negative criteria and that she believes this to be a good project and is in keeping with the Master Plan.

The look-alike ordinance is discussed and that there will not be the same home either next to or across from each other.

Commercial lighting variances are discussed and agreed upon. The Board Planner, Ms. Beahm, has no objection to the relief but relief is needed. It is also decided that the lighting plans will be part of resolution compliance.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment.

1. Jacob Mele, 54 Reynolds Drive, states that he would prefer a 6' fence and discusses why he feels this way. Asks a question about the Carmax lighting. It is answered that the lighting will be turned lower about an hour after closing, which would then be security lighting.

2. John Sciarappa, 45 Redfern Road, states that he is concerned about the height of the fence. He agrees with Mr. Mele that he would prefer a 6 ft. high fence. Asks about the sturdiness of the proposed fence.

Board members discuss their concern that the Clubhouse should be built before the development is finished. It is determined that the Clubhouse would begin after the 25th building permit is issued and finished before the 100th building permit is issued or no further building permits will be issued.

Board members further discuss the height of the fence. The applicant agrees to provide a 5 ft. Jareth type fence and retains the option of a 6 ft fence if the homeowner's association decides on a 6 ft. height.

Motion is made by Chairman Woloshin and seconded by Mr. Roth to approve the application as discussed.

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

Nays: None

Abstentions: Ms. East, Mr. Regan

Adjournment

Motion is made to close the meeting by Chairman Woloshin, seconded by Mayor Talerico at 8:35. All in favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary