

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
December 2, 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
Mr. Regan
Mayor Talerico
Mr. Roth
Ms. Martinock
Ms. Buczny

Absent: Mr. Alcott

Also present: Board Attorney Marc. Leckstein; Colleen Matthews, Board Secretary; Greg Gitto, Board Engineer; Christine Bell, Board Planner

Chairman Woloshin asks if there is any public here with regard to the NJAWC Pinebrook Road Tank & Booster Pump Station PB 2024-08 application. None heard. The applicant will be noticing for a future Planning Board meeting.

Approval of Minutes

Motion is made by Councilmember East and seconded by Ms. Buczny to memorialize the November 4, 2024 minutes.

All in Favor

Resolutions to be Memorialized

None

New Business

PB 2024-06

Country Club Associates, LP

Block 201 Lot 2

2 Country Club Road

Preliminary and Final Major Site Plan

Construct new clubhouse, remove existing pool and construct new pool; expand an existing parking lot

Atty. Leckstein marks the following into evidence:

A-1 Boundary Survey and Wetlands Location Plan

A-2 Preliminary and Final Major Site Plan

A-3 Plan entitled "Clubhouse for County Club"

A-4 Aerial Exhibit

A-5 Rendering Exhibit

A-6 Truck Turning Plan

B-1 Engineer's Review letter

B-2 Planner's Review letter

B-3 Shade Tree Review letter

B-4 Environmental Commission Review letter

B-5 Fire Prevention Review letter

Vincent deSimone, Esq., states that he represents the applicant in this matter.

Lena Balorda Barone, Engineer and Senior Project Manager, French & Perillo, reviews the project site within the property that also contains 27 apartment buildings. Currently there is an existing pool building and an existing pool at the rear of the property. The applicant is requesting to demolish the existing pool building and pool in order to construct a new clubhouse and pool. The improvements proposed will not be open to the general public. The clubhouse will contain a great room, gym, rental office, bathrooms, outdoor rinse station. Two employees will be needed. The parking lot will be expanded. The applicant would like to move the refuse container to the end of the parking lot so that it is not the first thing you see when driving to the Clubhouse, while also adding a masonry enclosure with metal gates. The applicant is also looking to extend the sidewalk along Tinton Avenue with a 16 ft. dedication to the County, which needs a waiver. The waiver is created by the County.

Regarding this project, there is less than 1 acre of disturbance. The applicant has agreed to the recommendations of the Shade Tree and Environmental Commission review letters. There will be a plan submitted, prior to any trees being taken down, showing which trees will need to be taken down and which ones will need to be replaced.

New lighting is discussed for the expanded parking lot. There are bollards proposed around the perimeter of the pool. A bike rack will be provided.

The State does inspect the property but the Borough will provide their own inspections as well.

An updated playground is not part of this application and may be addressed in the future with a separate application.

The applicant is requesting that the trash enclosure be moved to the back of the parking lot because they feel that it would be a better location as it is right next to the playground and it is the first thing you see. The Board engineer feels that this is not a good location because the garbage truck will have to back up a longer distance than the prior location.

Overall parking on the property is discussed. There are 411 currently available and 15 more spaces are proposed to be added by the Clubhouse. The runoff from the additional parking area is discussed and the applicant's engineer will work with T&M Engineering to find a mutually satisfactory plan for the runoff.

The applicant has agreed to provide a sidewalk from the cul-de-sac to the clubhouse for pedestrians. Also, the sidewalk along Tinton Avenue will require a waiver as it does not run the entire length of the frontage of the property. Ms. Barone states that there is a bridge that does not allow for a sidewalk. There is an existing pedestrian walkway on the opposite side of Tinton Avenue. Mr. Gitto states that the sidewalk contribution amount is \$6516.66, as per ordinance.

No new signage is proposed. Replacement fencing is discussed and vinyl or aluminum jareth type fencing will be used. Chain link is currently in place and will not be used.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment. None heard.

Architect William Feinberg is sworn in by Atty. Leckstein. Mr. Feinberg reviews the floor plan for the club house and outdoor space. The natural gas firepits will be on a timer so that no one can access them after hours. The rental office will be in the clubhouse. There is a fitness center proposed. The clubhouse is accessible by key fob. A great room is proposed. A beverage lounge is proposed with no alcohol, no kitchen, a tv, pool table. Two bathrooms are proposed as well as a mechanical room. The façade has a lot of trim work and looks tudor in style.

Marcus Schontube, Director of Maintenance and Construction for the applicant, is sworn in by Atty. Leckstein. He states that the Clubhouse/gym hours are 8:00 a.m. – 10:00 p.m.; the pool will be open seasonally with a lifeguard, Memorial Day through Labor Day 11:00 – 7:00 p.m. The Leasing office will be open from 9:00 a.m. to 5:00 p.m. Monday through Friday and Saturday office hours will most likely be 10:00 a.m. to 3:00 p.m. Mr. Schontube states that aesthetically the trash enclosure would look better away from the entry to the Clubhouse area but he also states that it is a safety issue as sometimes when people put their trash in the enclosure there are broken bottles and the like on the ground. Mr. Schontube understands that the gate and the dumpster lid needs to be kept closed. Mr. Schontube states that the clubhouse facilities are for the residents' use only but there will be guest passes.

Mayor Talerico brings up that there are approximately 98 or 99 rent controlled apartments within Country Club. Mayor Talerico asks if the applicant is going to try and pass on the costs of the improvements to the rent controlled tenants. Mr. Schontube states that he believes there will probably be an amenity fee that would be an extra cost to be able to use the improvements. He is aware of the Rent Leveling Board.

Mayor Talerico reviews that he has received complaints about speeding along Country Club Road. Mayor Talerico states that if the applicant wishes to install speed humps in order to calm the traffic, the Borough would be amenable to that request. The applicant would like to install speed humps subject to the Board Engineer's approval.

Mayor Talerico suggests that it might be advantageous to do more than just have the curb painted yellow on the corners of the roads exiting the parking lots. The applicant states that they will discuss with their engineer if there is something more that can be added for a parking deterrent.

Chairman Woloshin asks if there is any public in attendance that wishes to ask a question or make a comment. None heard.

Mr. Roth makes a motion to approve this application as discussed and is seconded by Ms. East.

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

Nays: None

Absent: Mr. Alcott

Review of Ordinance no. 24-2024

An Ordinance Approving the Downtown Village Redevelopment Plan for the Properties identified on the Borough Tax Map as Block 301, Lots 13 and 18; Block 304, Lots 1-26; Block 401 Lots 61-68 and Block 901, Lots 1-8.

Ms. Bell, Board planner reviews that the Board is to determine if this ordinance is consistent with our Master Plan. Ms. Bell states that she has reviewed this ordinance and find same to be consistent.

Ms. East makes a motion that, after review, finds Ordinance no. 24-2024 to be consistent with the Master Plan, seconded by Vice-Chair Diedrichsen.

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

Nays: None

Absent: Mr. Alcott

Review of Ordinance no. 25-2024

An Ordinance Amending Chapter 89, Article IX, Deleting Section 89-74 of the Borough Code “Sidewalks and Aprons” and Moving This Section in its entirety to a New Section, Chapter 89, Article VII “Area Bulk, and Use Requirements” Section 89-53 “Entitled Sidewalks and Aprons” Requiring a Variance from the Requirement to Construct Sidewalks in Liew of Allowing a Waiver and Amending Section 89-104 of the Borough Code Delineating the Permitted Uses for the Monies I the Sidewalk Trust Fund.

Review of Amendment #21 to the Fort Monmouth Reuse and Redevelopment Plan – Allison Hall Parcel – November 2024

Mayor Talerico explains that our rules on sidewalks were in a waiver section and not a variance section. It is significantly easier for an applicant to overcome the hurdle of a waiver as opposed to the hurdle of a variance. The goal is to have sidewalks in our community where possible. This ordinance also creates a definition of the sidewalk fund.

Ms. Bell states that she has reviewed this ordinance and finds it to be consistent with the Master Plan and in particular to further the goal to establish a walkable and bikeable community and for it to be safe and accessible for people of all ages and abilities.

Vice-Chair Diedrichsen makes a motion, that after review, finds Ordinance no. 25-2024 to be consistent with the Master Plan and is moved by Chairman Woloshin.

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

Review of Plan Amendment #21 Permitting an Alternative Development Scenario with respect to the Plan Area, inclusive of Allison Hall Parcel in Oceanport

Ms. Bell states that she has reviewed this ordinance, and it pertains to a parcel of land entirely in Oceanport. The plan amendment is regarding different uses for the buildings in that parcel. Ms. Bells feels that it has no impact on the Borough of Eatontown.

Chairman Woloshin makes a motion that this ordinance has been reviewed , is approved since it does not affect the Borough of Eatontown and this Planning Board offers no comment. All in Favor.

It is discussed that Netflix 1A has provided additional documents for their December 16, hearing date. We should know in a day or two after review by the Board professionals, if there are any changes to the application, which would necessitate postponing the current hearing date. Also, it is noted that all of the committees/commissions will not be able to have a review meeting within this time. Once it is determined if the December 16 hearing date will remain or be postponed, the Board will be notified.

Adjournment

Motion is made to close the meeting by Chairman Woloshin and is seconded by Ms. East at 8:40 p.m All in favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary