

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
December 16, 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; Ed Herrman, Board Engineer; Christine Bell, Board Planner

Approval of Minutes

Motion is made by Mr. Regan and seconded by Vice-Chair Diedrichsen to memorialize the December 2, 2024 minutes.

All in Favor

Resolutions to be Memorialized

None

New Business

PB 2024-07 Netflix, Inc., Phase 1A Preliminary & Final Major Site Plan Block 301, lot 1.01 and portion of 1 Tech parcels, stormwater retention

Atty. Leckstein marks the following:

- A-1 Preliminary and Final Major Site Plan
- A-2 Architectural Plans
- A-3 Site Survey
- A-4 Existing Monitoring Well Location Plan
- A-5 Stormwater Maintenance Manual
- A-6 Stormwater Management Report
- A-7 Sanitary Sewer Engineering Report
- A-8 Environmental Impact Statement
- A-9 Traffic Impact Study
- A-10 Water System Engineering Report
- A-11 Fort Monmouth MCR Letter
- A-12 Existing aerial of Netflix 1A mega parcel colorized
- A-13 Aerial view of the mega parcel
- A-14 Site Plan Rendering Phase 1A
- A-15 Perimeter Security Wall Types
- A-16 Partial South Elevation of the mill Avenue of the Memories
- A-17 Pedestrian Perspective along Avenue of Memories
- A-18 Rendering of portion of Brick fencing from Oceanport that will be in Eatontown

- B-1 T&M Review Letter of December 13, 2024
- B-2 Avakian Review Letter of December 13, 2024
- B-3 Borough of Eatontown Environmental Commission Review Letter
- B-4 Shade Tree Commission Letter

Lisa A. John-Basta, Esq., CSG Law, states that she represents the applicant in this matter. She reviews that this is the first phase of this 292 acre development.

Atty. John-Basta introduces Kenneth Falcon, Senior Program Manager Global Studio Design and is sworn in by Atty. Leckstein. Mr. Falcon reviews the location and boundaries of the mega parcel. He then reviews the existing buildings that are existing on the Oceanport side including a twin stage building, mill building, production support building, support building that can house snowplows and the like, FMERA office building, The Main Gate is located off of the Avenue of Memories, as well as supplemental gates. There is an 8 – 10 ft. wall that surrounds the entire campus. This is a 24/7 operation. However, the bulk of the workers are on location during typical business hours. There are not a lot of activities happening outside of the soundstages, so there would not be a lot of noise. The next application would address noise and lighting for the bulk of the parcel.

Chris Cirrotti, civil engineer, Langen Engineering, is sworn in by Atty. Leckstein. Avenue of Memories is currently approx.. 34 ft. wide will be widened to 48 ft. to allow for turn lanes. There will be sidewalks on both sides, 10 ft. on the north side (part of the FMERA multi-use trail) and 5 feet wide on the south side. Wilson Avenue will be vacated by the County and it will become the main entrance to the site. Walther will now become Linkage Road. Sherill Avenue will be widened to 40 ft. The site is surrounded by a perimeter wall that varies in height between 8 and 10 feet tall. The total number of parking spaces proposed is 546, which is more than is required.

Beginning at the Main Gate on the Eatontown side, there will be anti-climb fence that is temporary. The permanent wall will be comprised of pre-cast brick, columns every 20 feet. There will be two locations at the Main Gate which would

have a sections of wall that are called “moments” that have not been designed yet. The wall along Avenue of Memories will be made with identical materials throughout Eatontown and Oceanport. A 10 ft. wood timber wall would begin at the Sherrill Avenue Gate over to the intersection with Walther, where it would transfer back to the precast concrete brick wall.

The Board asks for renderings for the Eatontown proposal including the main gate and the fencing.

There will be landscaping along the fencing with irrigation. The landscaping will be New Jersey native plantings.

Mr. Cirrotti states that the Main Gate would be manned 24/7

As a condition of approval, with regard to lighting, the fixtures will be the same for both Eatontown and Oceanport along Avenue of Memories, with the exception of the historical district.

The murals/moments as part of the wall are discussed in that they have not specifically been designed yet. There are two “moments” planned in the area of the main gate.

Mr. Falcon was recalled regarding the “moments.” Mr. Falcon states that it is very early in the site plan approval process and the “moments” have yet to be designed. The “moments” panel will most likely be pre-cast concrete. Maybe some type of metal plate with some type of etching attached to the concrete.

Short break taken from 8:18 p.m. until 8:28 p.m. There has been no change to dais attendance.

Atty. John-Basta was able to pull up a rendering of the Main Gate that is going to be on Wilson. The actual Main Gate will be presented on the upcoming summer application. This Main Gate is reviewed. There will be a guard booth. There will be lift arms and a 200 ft. double- lane entrance for this gate.

The monument sign is discussed that will be at the Wilson Avenue gate. It will say Netflix Studios – Ft. Monmouth. This sign will be the same sign that is at the Intersection of Brewer Avenue and Avenue of Memories. The sign will be backlit.

Stormwater management is discussed.

It is determined that a “moments” package will be part of the larger Netflix application that is expected to be submitted Summer of 2025. Netflix anticipates that the “moments” renderings will be completed by that time.

The FMERA multi-use path will be continuous along Avenue of Memories, out to Route 35, along the frontage of Route 35, continue along Parker’s Creek, all the way to the cul-de-sac on Sherill Avenue, where it links up to public sidewalks.

Chairman Woloshin asks if there is any public in attendance that wishes to ask a question regarding any of the testimony that has been given so far.

Ken Kretsch, 13 Kingsley Court, with regard to the native species, he is ok with expanding the list to include more New Jersey counties native species list, in addition to just the Monmouth County list, because this is such large project to supplement the diversity. Has a question regarding the basin to the south of Avenue of Memories as to drainage. Has a question about the lighting of the two gates located in Eatontown. He recommends security lighting.

Atty. John-Basta, introduces their Traffic Engineer, Karl Pehnke, from Langan Engineering. Mr. Pehnke is sworn in by Atty. Leckstein. Mr. Pehnke reviews that there will be four sound stages proposed. Generally, most employees will be performing the bulk of their work is done from 5:00 a.m. until 11:00 p.m. Mr. Pehnke states that at it’s height, the Fort had over 10,000 employees. The Netflix workers and staff will be coming in on staggered shifts. Mr. Pehnke states there will be less traffic from the Netflix use than from the Ft. Monmouth use at its heyday. There will be infrastructure improvements proposed for Avenue of Memories, as well as improvements near the main gate that will be discussed with the State and County.

Motion is made by Mayor Talerico, seconded by Mr. Roth to approval of preliminary and final site plan approval with conditions noted during this hearing.

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

Nays: None

Absent: Mr. Alcott

Adjournment

Motion is made to close the meeting by Councilmember East and is seconded by Ms. Martinock at 9:11 p.m
All in favor.

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Respectfully Submitted,

Colleen Matthews

Board Secretary