

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

January 6, 2025

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.

Atty. Leckstein administered Oaths of Office to Barry Roth (one-year term), Virginia East (one-year term) , William Diedrichsen (four-year term) and Lisa Vazquez (Alternate)

Roll Call

Members Present:

Chairman Woloshin

Vice-Chairman Diedrichsen

Councilmember East

Mr. Regan

Mayor Talerico

Mr. Roth

Mr. Alcott

Ms. Martinock

Ms. Buczny

Ms. Vazquez (alt.)

Absent: None

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

Reorganization

Chairman

Mayor Talerico nominates Mark Woloshin for Chairman, seconded by Mr. Roth.

Ayes: Mayor Talerico, Mr. Roth, Mr. Woloshin, V.C. Diedrichsen, Ms. East, Mr. Regan, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: None

Vice-Chairman

Mayor Talerico nominates Mr. Diedrichsen for Vice-Chairman, seconded by Mr. Alcott.

Ayes: Mayor Talerico, Mr. Alcott, Chairman Woloshin, Mr. Diedrichsen, Ms. East, Mr. Regan, Mr. Roth, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: None

Legal Counsel

Mr. Roth nominates Marc Leckstein, Esq., for Legal Counsel, seconded by Chairman Woloshin.

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

Nays: None

Absent: None

Engineer

Mayor Talerico nominates T&M Associates, Ed Herrman, for Board Engineer, seconded by Councilmember East

Ayes: Mayor Talerico, Ms. East, Ch. Woloshin, V.C. Diedrichsen, Mr. Regan, Mr. Roth, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: None

Planner

Mayor Talerico nominates Avakian Assoc., Jennifer Beahm and Christine Bell, for Board Planner, seconded by Mr. Regan

Ayes: Mayor Talerico, Mr. Regan, Ch. Woloshin, V.C. Diedrichsen, Ms. East, Mr. Roth, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: None

Board Secretary

Mayor Talerico nominates Colleen Matthews for Board Secretary, seconded by Ms. East.

Ayes: Mayor Talerico, Ms. East, Ch. Woloshin, V.C. Diedrichsen, Mr. Regan, Mr. Roth, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: None

Approval of Minutes

Motion is made by Mr. Regan and seconded by Councilmember East to memorialize the December 16, 2024 minutes.

All in Favor

Resolutions to be Memorialized**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 to add 15 new parking spaces and construct a new sidewalk along Tinton Avenue

Motion is made by Mr. Roth, seconded by Ms. Martinock to memorialize this resolution.

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

Nays: None

Not eligible: Mr. Alcott, Ms. Vazquez

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

Motion is made by Mr. Roth and seconded by Ms. East to memorialize this resolution.

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

Nays: None

Not eligible: Mr. Alcott, Ms. Vazquez

Motion is made to memorialize the following resolutions:

1.Designation of Official Newspapers Resolution;

2. Planning Board Attorney Resolution;

3. Planning Board Engineer Resolution;

4. Planning Board Planner Resolution;

5. Board Secretary Resolution;

6. 2025 Meeting Dates Resolution.

by Ms. East and seconded by Vice-Chairman Diedrichsen.

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

Nays: None

Absent: None

New Business

PB 2024-08 NJAWC Pinebrook Road Tank & Booster Pump Station

Block 601 lot 1.02

Site Plan Application

Niall O'Brien, Archer & Griner, states that he is representing the applicant, New Jersey American Water Company for preliminary and final site plan approval and bulk variance approvals relating to a property within the Ft. Monmouth project area, 3.945 acres in size, 600 Pinebrook Road. This project is part of infrastructure improvements to provide the adequacy and reliability of the water supply for this area and surrounding areas. The ground mounted tank will have a booster station next to it and it is intended to distribute the water to domestic, commercial, firefighting and all of the other uses that water is needed for.

Atty: Leckstein marks the following into evidence:

A-1 Preliminary and Final Site Plan

A-2 Stormwater Management Report

A-3 Photo Rendering

A-4 Reuse Plan

A-5 Aerial Overview

B-1 T&M Engineering Review Letter

B-2 Avakian Planning Review Letter

B-3 Environmental Commission Review Letter

Madelyn Spinner, Engineering Project Manager, New Jersey American Water is sworn in by Atty. Leckstein. The overall project includes water main replacement with a 24 inch main along Maxwell Rd., Lewis St. and Pinebrook Road. Additionally, there will be a 16-inch water main on Pinebrook Road that is scheduled for a replacement this year. With regard to the booster station, it contains inlet and outlet pipes and motor and electrical controls to turn the booster pumps on and off as needed. The purpose of the pumps is to increase water pressure and flow rates and to move water from one part of the distribution system to another. The increased pressure and flow help meet peak demands and maintain water service throughout the system. With regard to the water storage tank, it is sized to accommodate 2 million gallons for storage. The facility will be unmanned. Its function will be for storage and provision of water to the local service area, Borough of Eatontown. No chemicals will be used or stored at the booster station site and there will be no large deliveries. No significant refuse or recycling will be generated. Those limited quantities will be removed from the facility by maintenance personnel. The equipment will not generate significant noise. Service appointments will be approximately once per day. The property will be surrounded by a security fence and 24/7 cameras with remote monitoring by NJAWC. The water sources are the Swimming River Reservoir and wells maintained by NJAWC. The water will be treated prior to arriving at the storage tank. The booster station can pump 4 ½ million gallons a day at maximum capacity.

It is discussed how strong the tank is and that a tank has never failed.

Dylan McDermott, Engineer, is sworn in by Atty. Leckstein and reviews the application. The frontage is along Pinebrook Road. Underneath Pinebrook Road itself is the County's E-25 structure (culvert) that abuts the property. There is one driveway for egress and ingress to the site. The demand for water is higher during the day and the pump will be running more during that time. Mr. McDermott states that the nearest residents in the Howard Commons area will not be able to hear the pump being used as there is a significant setback, as well as landscaping for buffering. After discussion, it is agreed that an irrigation system will be installed so that the grass will be green, and the landscaping will have adequate water for growth.

There will be a natural gas generator on site that will be enclosed, similar to a hotbox.

Looking at the site from Pinebrook Road, there will be decorative fencing with a gate. Originally proposed is a chain link gate, but it is agreed upon that it will not be chain link but look like the decorative fencing.

The steel tank will be painted white with the NJAWC logo on it. After discussion, the applicant has agreed to install bollards across the front of the property. There is an existing sidewalk along the frontage of Pinebrook Road that will be repaired as needed.

Ms. Bell asks that if there is an unforeseen event that happens and the tank should rupture, in what direction would the water flow from the tank. It seems that the lot is relatively flat. Mr. McDermott states that the grading of the site would direct the flow into Wampum Brook.

The materials that will be used for the pump station are reviewed. There will be white vinyl siding and red brick face used and should be in keeping with the Lennar development which will be built soon.

Site lighting is discussed and there will be no lighting spillage onto Pinebrook Road.

Street lighting is discussed. It is agreed upon that, in keeping with the Lennar development construction, if there is street lighting needed that would complete the space pattern along the NJAWC frontage, it would be added using a similar street light.

Ms. Vazquez asks a security question that if there are children/teenagers that climb the fence onto the property, what would happen? The answer is that there are 24/7 cameras that are monitored by NJAWC and, if deemed necessary, the police would be called. The applicant is also proposing an 8 ft. fence as a deterrent.

With regard to signage, the Board would like security signs (2 sq. ft.) along the fence, and a variance will be granted. The address number will be outside the property so that if there is a fire or ems call, the building number will be available.

James Kyle, Planner, is sworn in by Atty. Leckstein. Mr. Kyle reviews the positive and negative criteria of this application. The first variance the applicant is requesting is an 8 ft. fence around the entire installation. The second variance is for the use of chain link fence at the rear of the facility. The two design waivers are first related to street trees as there are utility lines along Pinebrook Road thus the required trees will be moved back into the landscaping in a linear fashion. The second design waiver is for indoor bike storage, as no public is allowed onto the property and NJ. American Water personal will be the only people on location, and they will be in trucks.

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

Motion is made by Mr. Regan and seconded by Vice-Chair Diedrichsen to approve the application as discussed.
Ayes: Mr. Regan, Vice-Chair Diedrichsen, Chairman Woloshin, Ms. East, Mayor Talerico, Mr. Roth, Mr. Alcott, Ms. Martinock, Ms. Buczny
Nays: None
Not eligible: Ms. Vazquez

Adjournment

Motion is made to close the meeting by Mr. Alcott and seconded by Chairman Woloshin at 8:30 p.m. All in favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary