

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD
April 21, 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.

Roll Call

Members Present:

Chairman Woloshin
Vice-Chairman Diedrichsen
Councilmember East
Mr. Regan
Mayor Talerico
Mr. Rot
Mr. Alcott
Ms. Martinock
Ms. Vazquez (alt.)

Absent: Ms. Buczny,

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 Councilmember East to memorialize the April 7, 2025 minutes.

All in Favor

Resolutions to be Memorialized

PB 2025-01

Eatontown Investors, LLC (medical arts bldg.)

One-year extension of their approval that was previously granted by the Board.

Motion is made by Vice-Chair Diedrichsen and seconded by Ms. Martinock to memorialize this resolution.

Ayes: Chairman Woloshin, Vice-Chair Diedrichsen, Councilmember East, Mr. Regan, Mayor Talerico, Mr. Alcott, Ms. Martinock, Ms. Buczny
Nays: None
Absent: Mr. Roth
Not eligible: Ms. Vazquez

New Business

Virginia East states that she has a conflict with the next application and leaves the dais and sits in the audience.

PB 2025-01 Eatontown Senior Housing Corporation

55 Wyckoff Road

Blk 1201 Lots 27.01 & 27.02

1. Minimum side yard setback with buffer – one side 80 ft required, 77.2 ft. proposed
 2. Maximum building height 38 ft./ 47 ft*. required, 45.52 feet existing 41.75 feet proposed. (*Not to exceed 47 ft. in height including all roof appurtenances
 3. Maximum impervious coverage (greater than 31,000 sq. ft) (%); 32% required, 36.91% existing, 47.35% proposed
 4. Stall size (ft) 9' x 19' required, 9' x 18' existing, 9' x 18' proposed
- Minimum access drive for two-way parking (ft); 25 ft. required, 24 ft. existing, 24 ft. proposed

Scott Sekuler, Esq., states that he is representing the applicant in this application. Atty Sekuler reviews that this property provides subsidized senior housing. There are currently 196 units in the building. This application is for two additional structures to be built onto the building, which would provide an additional 60 units. There is also a garage proposed which will house their bus and a truck.

Atty. Leckstein marks the following exhibits:

- A-1 Preliminary and final site plan
- A-2 Architectural plans
- A-3 Site layout plan
- A-4 Stormwater management report
- A-5 Stormwater management operations manual

- B-1 T&M Engineering Review letter
- B-2 Avakian Planning Review letter
- B-3 Environmental Commission letter
- B-4 Shade Tree Commission letter
- B-5 Traffic Safety Officer letter

Eric Wagner, architect, is sworn in by Atty. Leckstein and accepted by the Board as an expert. Atty. Leckstein also swears in the Board Planner and Engineer.

Mr. Wagner reviews that two new four-story wings are proposed to be added to the existing building. There is a partial basement proposed in wing B and a full basement in wing A. There is a flat roof with a five foot mansard that will hide the equipment on the roof. Mr. Wagner also reviews the floor plans. He notes that the buildings will be separated by fire walls but will be connected. All the units are one-bedroom units, there are also accessible units. Where the new wing abuts the building, there will be a few existing units that will be lost. Wing A will have a net total of 33 units, Wing B will have a net total of 27 units. When the project is complete, the existing building with the two additional wings will total 256 units.

Mr. Wagner reviews that there is plenty of community space available throughout both new wings and the existing building to all of the residents.

There is a bus garage proposed and the re-worked fire drive ties in with the access to the garage. The garage has doors on both sides so it would be a drive thru situation. There will be heat in the garage. There will also be storage space in this garage for chairs and the like from the Borough OEM.

All of the roofs will be connected and have hatches or stairs for first responder access. The new elevators will be large enough to accommodate ambulance stretchers.

Staffing is discussed and it is agreed upon that there will be a unit implemented in the basement area for a full time staff person to use.

Jonathan Gershen, President of the property management company (Moderate Income Property Management Inc.) is sworn in by Atty. Leckstein. Mr. Gershen agrees that by the time the project is complete, he will be able to have a 24/7 on-site staff member that has access to a unit that will be constructed in the basement.

Chris Bednarski, Engineer, is sworn in by Atty. Leckstein and is accepted as an expert by the Board.

A-7 color rendered existing conditions aerial

A-8 overlay onto existing site plan

A-9 rendered site layout exhibit

Mr. Bednarski reviews the location of the project and its surroundings. Mr. Bednarski reviews that the parking demand is 128 spaces and 6 ev spaces will also be provided. The ev spaces will be more than 15 ft. from any building. 167 parking spaces are proposed and 40 spaces are banked. Vehicle circulation is discussed. The one-way fire drive located at the rear of the property is discussed and that it is being widened to approximately 20 ft. around the first curve. The second curve is discussed and it is agreed upon that it will be widened but not paved. The widened surface will be stabilized to allow for the weight of a fire truck.

The impervious coverage variance is discussed. Passive and active recreation areas are discussed. Sidewalks are in place.

In the event that the banked parking is installed, the gazebo will need to be relocated. Should the applicant need a bigger gazebo (up to 1 ½ times the current size), the applicant will not need to come back before the Board. The applicant will just need to present to the Council and the Council may make the decision.

The dog run will remain in its present location. The existing patio will be moved to a location between buildings A & B. Stormwater management is discussed. There will be a fence around the catch basin. Lighting is discussed. Landscaping is discussed and subject to the Engineer's approval. The condensers will be screened. There is a bike rack on location.

Robert Hudak, Planner, is sworn in by Atty Leckstein and accepted by the Board as an expert. Mr. Hudak discusses the affordable housing aspect of this application and how it applies to the Fair Share Plan. There is a portion that is applicable. Approximately Fourteen units are able to be applied as credits for Affordable Housing.

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

Motion is made by Mr. Roth and seconded by Mr. Regan to approve this application as discussed.

Ayes: Mr. Roth, Mr. Regan, Chairman Woloshin, V.C. Diedrichsen, Mr. Alcott, Ms. Martinock, Ms. Vazquez

Nays: None

Abstain: Ms. East

Absent: Ms. Buczny

Informal Discussion

Ms. East returns to the dais.

Chairman Woloshin begins by saying that the Planning Board has approved many projects that contribute to traffic in this town. Chairman Woloshin would like someone from the DOT to explain what they are doing to help with the traffic conditions mainly on the highways in town, being routes 35 & 36 and Wyckoff Road.

Mayor Talerico suggests that the council liaison, Ms. East, interact with our Traffic Safety Department and work together to find out who would be available from the DOT to address traffic concerns in town. Maybe there could be a sub-committee formed if needed.

Atty. Leckstein reviews that if there is a permitted use application, outside traffic cannot be taken into consideration when hearing the application. Atty. Lecksteinn states that Chairman Woloshin is asking from a planning perspective, what can be done about the traffic congestion in town.

There is a specific discussion as to whether or not bollards can help with making illegal left-hand turns out of certain businesses on Route 35. The Borough will be making an application to the DOT for bollards in front of AYR Wellness.

On another note, Mayor Talerico advises that Netflix was originally to be coming before this Board on July 21 and August 4, 2025. Now it looks like July 21 will not work. Netflix is looking for another August date as close as possible to the August 4 meeting date. Mayor Talerico states that as an alternative, the Planning Board could meet on a Special Meeting date of August 11, 2025. Availability of the Board professionals and members is discussed and it is determined that August 11, 2025 will be agreeable.

Adjournment

Motion is made to close the meeting by Chairman Woloshin and seconded by Ms. East at 8:45 p.m. All in favor.

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Respectfully Submitted,

Colleen Matthews
Board Secretary