

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

May 19, 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
Mayor Talerico
Mr. Roth
Mr. Alcott
Ms. Buczny
Ms. Martinock
Ms. Vazquez (alt.)

Absent: Mr. Regan

Also present: Atty. Ryan Amberger for Board Atty. Marc Leckstein; Colleen Matthews, Board Secretary; Ed Herrman, Board Engineer; Gerald Freda, P.E., P.P., for Jennifer Beahm, Board Planner

Approval of Minutes

Motion is made by Ms. East and seconded by Vice-Chair Diedrichsen to memorialize the May 5, 2025 minutes.

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

Nays: None

Abstentions: Chairman Woloshin, Mr. Regan

Resolutions to be Memorialized

PB 02-2025

Monmouth V Urban Renewal LLC

Monmouth Mall Redevelopment Monmouth Square

-Revised Retail

Blk 2201, Lots 1.03, 1.04, 1.05, 1.06, 1.07, 2.01, 3, 4, & 5.01

Blk 2202, Lot 1

Preliminary & Final Major Site Plan

-Increase overall retail sq. footage from 915,437 sq. ft. to 920,304 sf (+4867 sq. ft.)

-clubhouse sq. ft. from 13,200 sq. ft. to 14,840 sq. ft. (+1640 sq. ft.)

-Decrease parking from 4740 stalls to 4,729 stalls and project signage

Motion is made by Mayor Talerico and seconded by Mr. Roth to memorialize this resolution.

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

Nays: None

Absent: Mr. Regan

PB 2024-07 Netflix Inc.

Block 301 Lot 1.01 & Portion of Lot 1

(Media Broadcast StudioCampus – Phase 1A)

Preliminary & Final Major Site Plan

Tech parcels, stormwater retention

This is a revised resolution with no content change. There were grammatical changes, name revisions and spelling changes.

Motion is made by Mayor Talerico and seconded by Ms. Martinock to approve this resolution.

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

Nays: None

Abstentions: Mr. Regan, Mr. Alcott, Ms. Vazquez

PB 2025-01 Eatontown Senior Housing Corporation

55 Wyckoff Road

Blk 1201 Lots 27.01 & 27.02

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

Ayes: Mr. Roth, V.C. Diedrichsen, Mayor Talerico, Mr. Alcott, Ms. Martinock, Ms. Vazquez

Nays: None

Absent: Mr. Regan

Not eligible: Ms. East, Ms. Buczny, Ch. Woloshin

New Business

PB 2025-03 M&G Distribution, LLC

Conditional Use Site Plan Application

246 Industrial Way West

Blk 3502 Lots 7 & 8

Jennifer Krimko, Esq., states that she is representing this applicant for site plan approval and that all of the conditional use criteria are met. The application is for a cannabis class 3 standard application, not micro, where the product is delivered boxed and its contents are sealed, never to be opened by the applicant. The product would be distributed from this location to the various retailers that he serves. It is essentially a warehouse.

Atty. Amberger marks the following into evidence:

A1 Application

A2 Site Plan

A3 Architectural Floor Plan

A4 Engineering Review Letter

A5 Planner's Review Letter
A6 M&G Security Plan
A-7 Indoor and Outdoor Site Security Cameras
A8 Police Traffic Safety Review Letter
A9 Shade Tree Review Letter

Kurt Kalafsky, architect, is sworn in by Atty. Amberger and accepted by the Board. Mr. Kalafsky reviews the site plan and shows the entire building. This applicant is looking to occupy a small part of it of approximately 3,000 sq. ft. There is a shared loading dock. The space is basically a large space with a small office, small storage area and a restroom. There are no changes to the exterior. There are no changes to the exterior lighting. There is no signage proposed. Should there be a time when the applicant would like signage, the applicant will need to submit an application to the Zoning Officer and may be required to re-visit the Board. With regard to the parking, at maximum there will be 10 employees but right now, to start, there will be only one employee.

Ms. Krimko states that the product comes boxed and pre-packaged. There will be no odor or waste. The delivery trucks would be owned by the applicant and would be limited to vans. There would be a maximum of six vans, but to start, there would be one or two vans. The vans would be parked on site overnight. The landlord designated six spots for the applicant.

The Board Planner states that, during his site visit, there was an outside light on and one of the lights was missing its fixture in the applicant's area. Ms. Krimko states that she and the applicant will follow-up with the landlord to fix these items.

George Boley, Jr., owner of M&G Distribution, Proprietor, is sworn in by Mr Amberger. Mr. Boley states that he buys the product directly from the cultivator/manufacturer and delivers it to a dispensary. All product is sealed. No individually wrapped packages are opened or weighed. All product is itemized by the State, The same number of items that come in, must go out. There are no customers or walk-in clients.

Mayor Talerico reviews with Mr. Boley to confirm that he is aware that the Borough receives 2% of sales and, if approval is granted by the Board, he then needs to go back to Council to apply for the actual license. Mr. Boley is also aware that there is no outside storage allowed as well as no debris, such as pallets, allowed to be left outside.

The Board Engineer confirms that there are no parking space changes being made to the site.

There is no public in attendance.

Mr. Alcott makes a motion to approve the application as discussed, seconded by Ms. East.

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

Traffic

Chairman Woloshin states that he missed the last meeting and is asking for a review of any progress that has been made regarding the abundance of traffic in town with the State Department of Transportation. Ms. East reviewed that during the last meeting she advised that the timing of the lights was re-timed along the Route 36 corridor. Chairman Woloshin is concerned with all of the traffic going through the town and it is only going to be getting worse with all of the new development planned. The Mayor suggests a first step of compiling a list of the trouble spots in town. Atty. Krimko shares that she is aware that there are going to be traffic light adjustments at Monmouth Square (Wyckoff connection to Rte. 36) when the project is completed.

Adjournment

Motion is made to close the meeting by Ch. Wolosin and seconded by Mr. Alcott 7:50 p.m. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary