

REGULAR MEETING OF THE EATONTOWN PLANNING BOARD

June 2, 2025 Minutes

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. Reagan
Mr. Roth
Mr. Alcott
Ms. Buczny
Ms. Martinock
Ms. Vazquez (alt.)

Absent: None

Also present: Mark Leckstein, Board Attorney; Colleen Matthews, Board Secretary; Bob Yuro, Board Engineer; Christine Bell, Board Planner

Approval of Minutes

Motion is made by Ms. East and seconded by Mr. Alcott to memorialize the May 19, 2025 minutes.

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

Nays: None

Abstentions: Chairman Woloshin, Mr. Regan

Resolutions to be Memorialized

**PB 2025-03 M&G Distribution, LLC
Conditional Use Site Plan Application
246 Industrial Way West
Blk 3502 Lots 7 & 8**

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

Ayes, Mr. Roth, Mr. Alcott, Ch. Woloshin, Vice-Chair Diedrichsen, Ms. East, Mayor Talerico, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Abstain: Mr. Regan

New Business

PB 2025-04 95 Hope Road LLC

Re: 745 & 749 Hope Road
Block 1802 Lots 1,2,3,4&5
Minor Subdivision w/bulk variances

Atty. Leckstein marks the following into evidence:

A-1 Application
A-2 Minor Subdivision Plan
A-3 Colorized version of site plan
A-4 Current survey
A-5 Latest site plan
A-6 Security Overlay Plan

B-1 Engineering Review Letter
B-2 Planning Review Letter

Ron Shimanowitz, Esq. states that he represents the applicant in this matter.

Mr. Robert Silverstein, member of 95 Hope Road, LLC, is sworn in by Atty. Leckstein. Mr. Silverstein explains that there is a neurosurgeon group in one stand-alone building on the property and there is another building divided for seven tenants (Cuttler Produce, Monster mini-golf, Grainger, Hot tub retailer, Prosthetic maker, etc.). Mr. Silverstein explains that he wants to sub-divide the property because the neurosurgeon group wants to buy the building they are currently renting. In order for that group to purchase the building, it needs to be a separate lot.

Ms. Bell points out that there is a shared drainage easement located on this property.

Peter Strong, Crest Engineering, site engineer, is sworn in by Atty. Leckstein. Mr. Strong reviews that this property is 10.4 acres on the east side of Hope Road with approximately 1500 ft. of frontage along Hope Road. The subdivision would create two lots of 3.1 acres and the other one would be 7.3 acres. The office building is on the smaller of the two lots.

Mr. Strong reviews the variances needed for the proposed two lots.

Contributing to the sidewalk fund is discussed and the applicant is amenable to contributing to the sidewalk fund instead of constructing sidewalks along the frontage.

The Engineering review letter is discussed and agreed upon. The parking lot will be repaired. There are no interior or exterior renovations being proposed. A bike rack will be added to the property near Monster Golf.

Planner Mr. Taikina is sworn in by Atty. Leckstein. Mr. Taikina reviews the positive and negative criteria of the variances proposed. There is a parking variance needed for lot 1.02. There are 159 parking spaces existing on location and the applicant feels that any additional parking is not needed.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment. It is noted for the record that there is no public in attendance this evening.

Motion is made by Mayor Talerico and seconded by Mr. Alcott to approve this application as discussed.

Ayes: Mayor Talerico, Mr. Alcott, Ch. Woloshin, Vice-Chair Diedrichsen, Ms. East, Mr. Regan, Mr. Roth, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Abstain: Ms. Vazquez

PB 2025-05 Discofries LLC

Conditional Use Site Plan

41-49 Hwy 36

Jennifer Krimko, Esq., states that this is an application for a conditional use site plan. There are no site improvements proposed. This is an existing tenant space within a shopping center. It is still going to be a retail use and there is no change in the parking requirement needed. The Borough does not have an accessible record of this resolution. T&M Engineering was able to provide a site plan for this property that shows the parking has additional banked parking.

Atty. Leckstein marks the following into evidence:

A-1 Planning Board application

A-2 Architectural Plans

A-3 Parking Assessment

A-4 Survey

A-5 Latest Revised Site Plan – 9-21-1999 showing 25 banked parking spaces

A-6 Security Overlay Plan

B-1 T&M Engineering Review Letter

B-2 Avakian Planning Review Letter

Atty. Leckstein swears in Patrick Lesbirel, architect, and is accepted by the Board. Mr. Lesbirel reviews the floor plan. When a customer enters the building, identification must be checked before you can enter into the retail section through a second set of locked doors. There is a secured vault at the rear of the space. There is a break room and office. There will be 10 points of sale systems in the retail space, including self-checkout. There is an outside delivery dock with stairs at the rear of the building.

The applicant is reminded that there is no outside storage of any kind.

Alex De La Torre, Consultant, is sworn in by Atty. Leckstein and will be managing day-to-day operations. The applicant will comply with the approved retail hours. The security plan is overseen by the State. There will be a camera located at the front as well as in the back of the store. The applicant will be meeting with the Police Chief to go over the security plan and will keep her advised of any future changes. There are typically 2-4 salespeople on the sales floor. The products are pre-packaged, sealed and never opened in the store. There is never on-site consumption. There is never any cannabis product in the dumpsters, any product is managed by the state. Deliveries are made by Sprinter vans. Trash pick up is 1-2 times per week. There are no minors permitted inside the store, even if accompanied by an adult. The security plan is discussed.

With regard to outside lighting, there will be new outside lighting that would be on during business hours and after business hours, they would be infrared only. Deliveries are pre-scheduled and will be made at the rear delivery dock via sprinter vans.

The Board reviews that the Borough will receive 2% of sales in a timely manner and cannot operate until a license from the Borough Council is received.

A bike rack is discussed and the Board determines that should the Board engineer determine that there is a safe place to place the bike rack, one will be added.

Justin Taylor, a licensed traffic engineer, is sworn in by Atty. Leckstein. Mr. Taylor reviews that it is his opinion that there is adequate parking based upon hours of operation and use. The peak traffic demand for this type of use is Friday night and Saturday afternoon.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment regarding any of the testimony. None heard and it is noted that there is no public in attendance.

Motion is made by Mr. Roth and seconded by Chairman Woloshin to approve the application as discussed.

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

Nays: None

Abstentions: Ms. Vazquez

Planning Board Review of Draft Housing Plan Element and Fair Share Plan

Board Planner, Ms. Bell, reviews that this is the public hearing for the Housing Plan Element and Fair Share Plan. The Housing element is a required element of the municipal Master Plan pursuant to the Fair Housing Act. This housing element addresses the Borough's fourth round housing element obligation which is in effect from July 2025 to July 2035. Our present affordable housing obligation is 186 units but the borough did a vacant land adjustment which means that all of the vacant, farm assessed or tax exempt properties are looked at for development and accounted for. That number left us with a realistic development potential of 76 units and we are able to meet that unit requirement through the Monmouth Mall project in the third round. Eatontown was given 88 credits for the Monmouth Mall project. Ft. Monmouth enabled us to receive 2 housing units. Meadowbrook 2 was just approved and we will get about 23 credits for that project. There are also 31 credits that were surplus from the third round. We will have a 35 credit surplus going into the fourth round. There is a 20% set aside for future development.

Chairman Woloshin asks if there is any public in attendance that wish to ask a question or make a comment regarding this plan. None heard and it is noted for the record that there is no public in attendance tonight for this meeting.

Atty. Leckstein states that he has prepared a resolution regarding this matter in anticipation of a positive approval.

Motion is made by Mayor Talerico and seconded by Mr. Roth, to adopt the Housing Plan Element and Fair Share Plan and adopt its resolution.

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

Nays: None

Abstentions: Ms. Vasquez

Adjournment

Motion is made to close the meeting by Ms. East and seconded by Mr. Alcott 7:45 p.m. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary