

***Regular Meeting of the Eatontown Planning Board
November 17, 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
Ms. East
Mr. Regan (7:04 p.m.)
Mayor Talerico
Mr. Roth
Mr. Alcott
Ms. Martinock
Ms. Buczny
Ms. Vazquez (Alt. #1)

Absent: None

Also present: Marc Leckstein, Board Attorney; Colleen Matthews, Board Secretary Ms. Beahm, Board Planner; Mr. Herrman, Board Engineer

It is noted that Mr. Regan arrived at 7:04 p.m.

Approval of Minutes

Motion is made by Vice-Chair Diedrichsen and seconded by Councilmember East to memorialize the October 6, 2025 minutes.

All in favor by those eligible to vote.

Resolution to be Memorialized

PB 09-2025

Exotica Gardens LLC
465 Industrial Way West
Block 3503 Lots 4 & 5
Conditional Use
Class 1 Cannabis Cultivation

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

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

Nays: None

Abstain: Mr. Alcott

New Business

PB 2025-10 IJR Eatontown, LLC

126 & 136 Rte. 35

Block 1401 lots 12, 13, 13B01 & 14

Preliminary & Final Subdivision

Preliminary & Final Site Plan

Michael Bruno, Esq., Giordano, Halleran & Ciesla Esqs., is representing the applicant in this matter.

Atty. Leckstein confirms that the billboard that is currently on the site will be removed and will be a condition of approval.

Atty. Leckstein marks into evidence the following:

A-1: Preliminary and Final Minor Subdivision and Major Site Plan

A-2 Minor Subdivision Plan

A-3 Architectural Plans

A-4 Stormwater Management report

A-5 Stormwater Management Facilities and Operations Maintenance manual

A-6 Traffic Impact Analysis

A-7 Photo Package

A-8 Fire Truck Turning Radius Plan Sheet

A-9 Aerial Exhibit of Property

A-10 Overall site plan colorized

A-11 Rendering of a similar bank building

B-1 T&M Engineering Review Letter

B-2 Avakian Planning Review Letter

B-3 Environmental Commission Review Letter

B-4 Shade Tree Review Letter

B-5 Fire Prevention Review Letter

Mr. Bruno reviews that the property is approximately 4 acres and lot 14 is the existing Lidl supermarket property. The balance of the property is currently vacant. The applicant is requesting to create two lots (A & B) where lot A will be developed with a Bank of America and proposed lot B will continue to be the Lidl supermarket.

Joseph Holzapfel, Bohler Engineering, is sworn in by Atty. Leckstein and accepted by the Board as an expert in Engineering. Mr. Holzapfel reviews the site as to what is currently there. With regard to the Lidl property, lot B, the parking will be reconfigured. Lidl has a right in right out access from Route 35. There is also some shared access with Lowes to their north.

With regard to Lot A, the lot is now vacant. With regard to the parking lot, there is a land swap to provide a more efficient layout for the bank and to allow cross-access between the bank and Lidl. The parking spaces nearest to Route 35

are now parallel perpendicular to Route 35 as opposed to being parallel perpendicular to Lidl and you have a landscaping island between the rows of parking spaces.

It is discussed who owns the property on the downslope of this parcel with the intent to replace trees and shrubs that were removed.

In total, Lot A comprises 29,737 sq. ft. and Lot B comprises 171,997 sq. ft. There are very minimal improvements proposed for lot B. There will be re-striping of this area and all loading operations remain unchanged. The applicant is looking to maintain the non-conformity of the rear yard setback of the Lidl building of 25.2'. where 50 ft. is required.

Shared parking is discussed. There will be an easement recorded regarding access and shared parking between Lot A & Lot B.

Planner Beahm reviews that there was a comment in the Environmental Commission review letter asking why so many parking spaces are needed for the bank. A reduction of parking would reduce coverage. Ms. Beahm believes the site is overparked. Atty Bruno states that the applicant needs 24 parking spaces where 15 are required. Ms. Beahm reiterates that people go in and come out to do their banking, use online banking and do not park for hours at a time. Impervious coverage for Lot A is at 82.6 % where 60% is the maximum and lot a is overparked by 33%.

Atty. Bruno, in addressing the overparking by saying that Bank of America has a Merrill Lynch Wealth Management branch. There are more financial services provided here and those patrons stay a little longer than required for in and out banking. Merrill Lynch is a separate service. There are two unmanned drive-up atm's at the rear of the site. The applicant is anticipating no more than 6 employees.

Landscaping is discussed and the applicant will comply with the "Do Not Plant List." It is discussed that there will be sidewalk constructed along the entire frontage of the Route 35 area and will connect to sidewalk along the Lidl frontage.

A 10 minute break was taken from 7:32 p.m. until 7:42 p.m. After the break, Mr. Regan states that he has a conflict, as his wife works for Merrill Lynch and Ms. Vazquez takes his place on the dais. Ms. Vazques was sitting in the audience during this meeting.

Atty. Bruno states that, after discussion during the break, the applicant wishes to stick to the 24 parking spaces and cannot go down in number.

Mr. Holzapfl reviews the variances requested.

It is noted that there will be sidewalk all along the frontage and will connect to Lid's sidewalk and there will be no gaps in coverage.

The applicant is not looking to change the existing 145 parking spaces on the Lidl property where 144 are required and for the bank side, the applicant is proposing 24 parking spaces (9' x 19") where 15 are required. This application is not proposing any ev charging stations. Atty. Leckstein advises that it is a State statute that an ev spaces will have to be implemented, even if it is "make-ready." There is discussion regarding reducing the parking spaces to 9' x 18' in order to try and provide more green space.

Signage variances are reviewed as the applicant is requesting signs on all four sides of the building. Ms. Beahm reviews that the applicant is not entitled to four signs. The Planner and the Board do not feel that a sign on every side of the building is necessary.

There is discussion about the recommendations that have been made by the Board thus far (parking and building signage) and that they will be brought back to the applicant's decision-making executives.

The proposed monument sign requires a variance, where the height permitted is 5 feet and proposed is 15 ft. Ms. Beahm does not take exception to this variance. There is a sign area variance requested as well, where 42 sq. ft. is the maximum area allowed and 72 sq. ft. is proposed. Ms. Beahm does not take exception to this request as she feels it is necessary for safety.

Exiting the property is discussed and it is agreed upon that there will be “no left turn” signs at every exit, except at the signal. The existing Lidl sign remains unchanged.

The lighting variances are discussed.

Landscaping is discussed. The applicant is planting over 550 plantings over the two lots in compliance with the “Do Not Plant” list. Irrigation is requested by the Board for all of the new plantings pertaining to this application, so that the plantings do not die.

Parking lot traffic flow is discussed and how access affects the entrance into the Bank of America.

Chairman Woloshin asks if anyone is in attendance that has a question regarding testimony thus far. None heard. Atty. Leckstein notes for the record that there is no public in attendance.

Atty. Leckstein swears in Scott Winger, Nelson Engineering, architect, and is accepted by the Board. Mr. Winger shows a rendering of a similar Bank of America building, although not the exact building proposed. (A-11) . Mr. Winger reviews the proposed floor plan. Mr. Herrman asks if this template bldg.. 4487 is a typical building for a Bank of America and perhaps this building is a little too big for this property. Mr. Herrman asks if there is there any flexibility in finding another template that might fit the space better. A speed hump or similar traffic calming measure is asked for by the Board next to the bank in order to slow the access to the bank site from Route 35. Ms. Buczny asks about the blank façade on the south side of the building (facing Lidl) that is a plain grey wall.

Atty. Bruno states, that, at this time, he would like another date in order so that he may bring the Board suggestions back to his applicant and then finish up the application.

Atty. Leckstein announces out loud that this matter will continue on December 15, 2025 and no new notice is required.

Adjournment

Motion is made to close the meeting at 9:20 p.m. by Ms. East and seconded by Ms. Buczny. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary