

Reorganization and Regular Meeting of the Eatontown Planning Board January 5, 2026 Minutes

Call to Order

Prior to the meeting, it is noted that Attorney Leckstein administered the Oaths of Office to Mr. Roth, Councilmember East, Mr. Regan, Ms. Martinock.

Mr. Diedrichsen 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:

Mr. Diedrichsen
Ms. East
Mr. Regan
Mayor Talerico
Mr. Roth
Ms. Martinock
Ms. Buczny
Ms. Vazquez (Alt. #1)

Absent: Mr. Alcott

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

Executive Session

Motion is made by Ms. East, seconded by Mr. Regan to go into Executive Session to discuss personnel issues at 7:04 p.m. All in favor.

Motion is made by Mayor Talerico and seconded by Mr. Roth to return from Executive Session at 7:39 p.m.

Reorganization

Mayor Talerico nominates Mr. Diedrichsen for **Chairman**, seconded by Mr. Roth and adopted via resolution.

Ayes: Mayor Talerico, Mr. Roth, Mr. Diedrichsen, Councilmember East, Mr. Regan, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Absent: Mr. Alcott

Mr. Roth nominates Ms. Buczny for **Vice-Chairman** and is seconded by Councilmember East and adopted via resolution.

Ayes: Mr. Roth, Councilmember East, Chairman Diedrichsen, Mr. Regan, Mayor Talerico, Ms. Martinock, Ms. Buczny, Ms. Vazques
Nays: None
Absent: Mr. Alcott

Mayor Talerico nominates Marc Leckstein, Esq., as **Planning Board attorney** and is seconded by Councilmember East, and adopted by resolution.

Ayes: Mayor Talerico, Councilmember East, Chairman Diedrichsen, Mr. Regan, Mr. Roth, Ms. Martinock, Ms. Buczny, Ms. Vazquez.
Nays: None
Absent: Mr. Alcott

Mayor Talerico nominates T&M Engineering for **Board Engineer**, for a hold over period of sixty-one days until March 2, 2026, seconded by Mr. Roth and adopted by resolution.

Ayes: Mayor Talerico, Mr. Roth, Chairman Diedrichsen, Councilmember East, Mr. Regan, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Absent: Mr. Alcott

Mayor Talerico nominates Jennifer Beahm and Christine Bell of the firm of Leon S. Avakian, for **Board Planner** and is seconded by Councilmember East, and adoption by resolution

Ayes: Mayor Talerico, Councilmember East, Chairman Diedrichsen, Mr. Regan, Mr. Roth, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Absent: Mr. Alcott

Chairman Diedrichsen nominates Colleen Matthews as Board Secretary and is seconded by Councilmember East, and adoption by resolution

Ayes: Chairman Diedrichsen, Councilmember East, Mr. Regan, Mayor Talerico, Mr. Roth, Ms. Martinock, Ms. Buczny, Ms. Vazquez
Nays: None
Absent: Mr. Alcott

Approval of Minutes

Motion is made by Chairman Diedrichsen and seconded by Mr. Roth to memorialize the minutes of December 15, 2025. All in Favor by those eligible to vote.

Resolution to be Memorialized

PB 2025-11 DCH Investments, Inc.

200 Hwy 36, Blk. 2902, Lots 5.02 & 5.03

Amended Site Plan Application to allow for the previously approved improvements to be completed in phases; and, eliminate the requirement imposed by condition #4 that sidewalk be installed along the Hwy. 36 frontage

Motion is made by Mayor Talerico and seconded by Councilmember East to approve this resolution
Ayes, Mayor Talerico, Councilmember East, Chairman Diedrichsen, Mr. Regan, Mr. Roth, Ms. Vazquez
Nays: None
Absent: Mr. Alcott
Abstain: Ms. Martinock, Ms. Buczny

PB 2025-10 IJR Eatontown, LLC
126 & 136 Rte. 35
Block 1401 lots 12, 13, 13B01 & 14
Preliminary & Final Subdivision
Preliminary & Final Site Plan

Motion is made by Mayor Talerico and seconded by Mr. Roth to memorialize this resolution.
Ayes: Mayor Talerico, Mr. Roth, Chairman Diedrichsen, Councilmember East, Ms. Vazquez
Abstain: Mr. Regan, Ms. Buczny
Absent: Ms. Martinock, Mr. Alcott

New Business

Motion is made by Chairman Diedrichsen and seconded by Mr. Regan to approve and memorialize all resolutions listed under new business pertaining to this reorganization.

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

Roy Eisen, 217 Wyckoff, asks about the website, in that when he accesses it on his cell phone, he has less information than if he uses an actual computer. Mayor Talerico states that the Borough is aware of the issue and is looking to rectify the problem.

Adjournment

Mr. Regan makes a motion to close the meeting and is seconded by Councilmember East at 8:05 p.m. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary