

Reorganization and Regular Meeting of the Eatontown Planning Board

March 2, 2026 Minutes

Call to Order

Chairman 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. Alcott
Mr. Regan
Mayor Talerico
Mr. Roth
Ms. Martinock
Ms. Buczny
Ms. Vazquez

Absent: None

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

Approval of Minutes

Motion is made by Councilmember East and seconded by Ms. Martinock to memorialize the minutes of January 5, 2026. All in Favor by those eligible to vote.

Resolution to be Memorialized

None

New Business

PB 2026-02 Brecoflex Co., LLC
Blk 3502 Lot 10
222 Industrial Way West
Minor Site Plan

Application to install three 20-ton HVAC units on concrete pads.

Atty. Leckstein marks the following:

A-1	Minor Site Plan
A-2	Boundary & Topographic Survey
B-1	T&M Engineering Review Letter
B-2	Avakian Planning Review Letter
B-3	Shade Tree Review Letter
B-4	Traffic Review Letter

Jason Cherchia, Esq., from the Wilentz firm, states he is representing the applicant. Atty. Cherchia states that Brecoflex is the owner of 222 Industrial Way West where they operate a light manufacturing facility. The applicant was previously granted approval for an addition and now wishes to add 3 a/c units in order to service the addition. The applicant is not asking for any variances with this application.

Paula Newberry, President of Brecoflex, is sworn in by Atty. Leckstein. Ms. Newberry states that Brecoflex manufactures precision polyurethane timing belts. In 2006, there was an addition that doubled the manufacturing space. At that time, a/c was not installed. The office does have a/c and, at this time, we are looking to add a/c to the manufacturing space that has been without air conditioning since it was constructed. There are no new electrical needs proposed, no lighting improvements proposed, no parking spaces will be impacted, nothing is changing except the addition of the three air conditioning pads.

Chairman Diedrichsen asks if there is any public in attendance that wishes to ask a question or make a comment regarding testimony of Pres. Newberry. None heard.

Mayor Talerico asks the applicant to take down the sign on the front lawn that advertises free pallets. The applicant will remove the sign as well as the pallets being stored outside, which is not allowed.

The applicant believes that there will be no sound issues with these three proposed units. However, if there should be any issue, the applicant will comply with state code and make amendments as to whatever would be necessary to mitigate the issue.

Eric Ballou, Engineer, Insight Engineering, is sworn in by Atty. Leckstein. He states that the units are over 220 ft. away from the nearest residential lot line. There will be approximately 7 mountain laurel shrubs that will be planted which will be 3' – 4' in height that will be used to screen the units.

Chairman Diedrichsen asks if there is any public in attendance that wish to ask a question or make a comment regarding testimony thus far or a general comment regarding the application. None heard.

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

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

Nays: None

Abstain/Absent: None

PB 2026-01 Old Orchard Property, LLC.

Blk 2701 lot 69.01

111 Hwy 36

Preliminary and Final Major Site Plan Application

Proposed Subaru Dealership with variances

The Mayor begins by saying that there was, unfortunately, a news article that incorrectly made it seem that a new plan was coming and changes to what had been previously approved. The Mayor did call the reporter, who issued a correction. There are no changes to what has been previously approved.

John Giunco, Esq., states that he is representing the applicant in this matter, who is seeking to develop on of the commercial lots with a Subaru dealership

Atty. Leckstein marks the following

- A-1 Application
- A-2 Environmental Impact statement
- A-3 Photograph of page 44
- A-4 Stormwater management ground water recharge analysis
- A-5 Water and sanitary sewer report
- A-6 Statement of operations by Dynamic Engineering
- A-7 Traffic impact study
- A-8 Stormwater basin investigation report
- A-9 NJNG will serve letter
- A-10 Preliminary and Final site plan
- A-11 Boundary and topographic survey
- A-12 JCP&L will serve letter
- A-13 American Water will serve letter
- A-14 Architectural plans
- A-15 Architectural rendering colorized
- A-16 Aerial Map Exhibit
- A-17 Colorized sheet showing dealership
- A-18 Signage Exhibit
- A19 Cube Smart construction details pg. 111 showing multi-tenant sign

- B-1 T&M Engineering review letter
- B-2 Avakian Planning review letter
- B-3 Environmental commission review letter
- B-4 Shade Tree commission review letter
- B-5 Traffic review letter
- B-6 Original Old Orchard Resolution

Robert W. Adler, Architect, is sworn in by Atty. Leckstein and accepted by the Board. Mr. Adler reviews the new proposed Subaru dealership building. There will be a showroom/display area at the front that is designed to be very informal, 36 service bays including 4 ev bays in the rear, as well as a car wash station to only be used by the dealership. There is a parts department in the rear of the building. Off-loading of new cars will only take place in the rear of the dealership, near the car wash station and not on Rte 36.

There is a small outside waiting area that is enclosed by a fence that customers can wait with their dogs, if so inclined. This is a Subaru requirement.

Traffic flow throughout the property is discussed.

Lighting is discussed and that there will be security lighting at night, as auto theft is a concern.

There will be no cars and/or inventory parked outside of the white lines. They will not be parked in the fire lanes or on the grass.

Signage is discussed. The way finding signs are discussed in order to help people navigate the access road. There is common mandatory signage as a condition of approval contained in the original application resolution that this applicant is subject to.

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

Frank Scatuorchio, 28 Monmouth Road, asks which lot this Subaru dealership is proposed.

Ryan McDermott, Engineer is sworn in by Atty. Leckstein and accepted by the Board. Mr. McDermott begins by reviewing where the proposed dealership is located in regard to the entire site. Atty. Leckstein marks in A-16 as the Aerial Map Exhibit. Mr. McDermott reviews the layout of the building. There will be 75 total employees and the hours of operation are 7:00 a.m. – 6:00 p.m. for service and 9:00 a.m. -7:00 p.m. for sales Monday through Saturday and the dealership is closed on Sundays. There are a total of 313 parking spaces here which do not include the vehicle display spaces in the front of the property of which there are 4. There will be 4 ev spaces and 5 ADA. After discussion, there will be 109 employee/visitor parking spaces and 204 inventory spaces. There will be no parking on any grass areas or in any fire lanes.

Parts will be delivered via box truck up to two times daily and new car deliveries via car carrier will usually be every other day at the rear of the site so as to not interrupt the customer experience. There is a masonry trash enclosure at the north east corner of the property, which will be kept closed. The applicant agrees to provide a bike rack for the site.

With regard to site circulation, the site is accessed through a shared driveway.

Signage is discussed. There is a pylon sign proposed 9 ft. wide by 24 ft. high and four building mounted signs. There is discussion regarding turning into the access road in a timely manner, so as to not miss the Subaru dealership, since the dealership is physically located after the access point.

Variances are discussed. There are 21 shade trees in the parking area required and 35 are being proposed around the perimeter of the site, which is more than the ordinance would require using 34 different species using the Monmouth County list, as well as the Northeast list for this area, which requires a variance.. In addition, there will be 117 evergreen and ornamental plantings along the perimeter of the site. There will be full irrigation on the site encompassing the grass and plantings.

Lighting is discussed. A combination of wall mounted and pole mounted fixtures are proposed. The exterior lights are proposed to stay on for security purposes.

There is sidewalk along the entire frontage of this dealership.

With regard to test drives or service drives, there will be no routes through Marin nor Reynolds Drive allowed.

With regard to lighting, there is no spillage anticipated that will affect the new housing development. The homes are several hundred feet away and there is a residential buffer.

With regard to the sign package, if the wording would change in the future on any of the façade signs,, as long as the area size does not change, the Zoning Officer is able to approve without having to appear before the Board.

Utilities are discussed. With the exception of water service, which will be accessed along the front of the property, the other utilities are primarily shared and accessed through lot 69.02. There is a shared access and utility easement through the Cube Smart and they will share common sanitary sewer, gas and electric service with some of the other commercial frontages. There is a shared party agreement that states essentially, the first mover is responsible for the construction, although there are shared costs terms.

The applicant agrees with all terms of the Engineering review letter with the exception regarding the ev spaces, there is no timing for commercial applications.

It is agreed upon that the entire property needs to be irrigated, not just the front portion.

Chairman Diedrichsen asks if there is any public in attendance that wishes to ask a question or make a comment. None heard.

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

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

Nays: None

Absent: none

A short break is taken from 8:57 – 9:01 p.m. and it is noted that there has been no change in the Board's attendance.

Planner Christine Bell reviews both Ordinance 03-2026 and Ordinance 05-2026 and finds them to be consistent with the Master Plan. In particular, Ordinance 03-2026 is implementing all of the most recent State requirements that every municipality is required to adopt to implement their fourth round housing requirements.

Ordinance 05-2026 is an ordinance that creates the RMFMU zone AH3 mixed use multi-family affordable housing 3 zone; that zone is being created to implement one of the borough's housing projects in the Borough's fourth round housing element.

Planner Bell finds these two ordinances to be not inconsistent with the Housing element.

Motion is made by Mayor Talerico and seconded by Ms. Vazquez to find both ordinances not inconsistent with the Master Plan.

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

Nays: None

Absent: None

Additional Business

Engineer Gitto states that T&M is in the process of reviewing Netflix Phase 1B resolution compliance submissions. With regard to the Moments signs along the Avenue of Memories, there still has been no details submitted as to the content and depictions that are going to be on the Moments. It is the Board's recollection that the content is to be approved by a local historian, Melissa Ziobro. It is discussed that once it is communicated by Netflix to Mr. Gitto, that they are actively working with the historian on the content of the Moments, Netflix can move one with their work.

Motion is made by Councilmember East and seconded by Mayor Talerico to go into Executive Session to discuss personnel. All in Favor

Motion is made by Mayor Talerico and seconded by Ms. Martinock to resume the public meeting at 9:28 p.m. All in Favor.

Mayor Talerico makes a motion and is seconded by Mr. Alcott to continue the extension of T&M's appointment as the Planning Board Engineer through December 31, 2026.

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

Nays: None

Absent: None

Adjournment

Chairman Diedrichsen makes a motion to close the meeting and is seconded by Mr. Regan at 9:35 p.m. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary