

**Workshop Meeting
Borough of Eatontown Governing Body
Wednesday, January 8, 2025**

This meeting has been advertised in accordance with the Open Public Meetings Act: A notice of the meeting has been published in the Asbury Park Press, Star Ledger and the Link News, posted on the bulletin board in the lobby of Borough Hall, and posted to the Borough website. Public Comment is welcome at any time.

Mayor Talerico opened the Workshop at 7:08pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr., Council President Virginia M. East,
Councilmembers Danielle M. Jones, Meir Araman, Carl Lawson, Candance Faust, Maria Escalante

ALSO PRESENT: Attorney Bayer, Borough Clerk Martin

ABSENT: Interim Administrator Lucia

The Flag Salute was led by C/Escalante

Mayor Talerico discussed the committee leadership forms and how long to keep a resident on the list that has not been appointed. Attorney Bayer explained it should apply to committees not commissions or boards. The council agreed to two years.

2. CLASS 5 MICRO (C/JONES)

Councilmember Jones explained some proposed amendments to the existing cannabis ordinance that was approved by the Cannabis Ad Hoc Committee and the Economic Development Advisory Committee. Councilmember Jones read the two proposed amendments into the record. Attorney Bayer asked for clarification on the 1,000-foot distance. Councilmember Jones responded and asked if there is a consensus to move forward with the changes. Mayor Talerico clarified the changes. Councilmember Araman commented on the many limitations for micro-businesses and explained that it's currently impossible to open a micro-business in the Borough. Mayor Talerico asked for clarification on the first proposed amendment. Councilmember Jones clarified further. Mayor Talerico then asked for clarification on the second proposed amendment. Councilmember Jones clarified. Attorney Bayer asked what would happen if there were a Class 5 regular on 35 and 36. Councilmember Jones responded. Council President East commented that it took a year to approve the prior amendments. Councilmember Jones responded that cannabis is still a work in progress and every municipality is different. Councilmember Jones then stated that if there is no consensus, then we don't move forward. Councilmember Faust mentioned that the Borough really needs to think clearly of the wording and appreciated the work the committees have put in. Mayor Talerico discussed the locations of Highway 35 and Highway 36. Councilmember Araman commented that micro-businesses have fallen between the highways and makes it impossible for them. Mayor Talerico responded. Councilmember Jones and Councilmember Araman discussed the CRC. Councilmember Faust commented on the number of open licenses, and recommended the Borough fill those licenses first. Councilmember Lawson explained the wording is confusing and doesn't want litigation down the road. Councilmember Araman spoke about the open licenses. Councilmember Faust responded. Attorney Bayer explained there are legal issues that may at some point want to be discussed in Closed Session. Councilmember Jones commented on the social equity consumption licenses that are coming down the pike. Councilmember Escalante asked Councilmember Jones to provide her with more information. Attorney Bayer asked if there were other potential microbusiness owners who attended the Economic meetings other than Mr. Neale. Councilmember Jones responded.

Mayor Talerico opened the meeting to the public.

Richard Neale, Eatontown, commented that there have been other micro applicants who have attended meetings. Mr. Neale then further explained the amendments and asked the council for help. Mayor Talerico asked Mr. Neale if he helped with the wording for the amendments. Mr. Neale responded, yes. Mayor Talerico then asked for further clarification of the amendments. Mr. Neale responded. The discussion continued between Mayor Talerico and Mr. Neale.

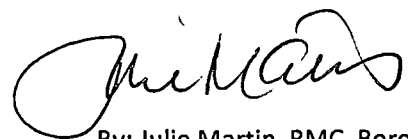
Ms. Cannon, the attorney representative of Mr. Neale, commented on the importance of recognizing that micro-businesses are a new class and explained that the Highway restrictions are really restrictive. Ms. Cannon further commented on the proposed amendments. Mayor Talerico responded. Attorney Bayer mentioned prior litigation. Councilmember Jones further explained the litigation. The discussion continued.

Ron Wollner, Industrial Way, asked if there are some concessions the Borough can make for micro-businesses. Mr. Wollner explained there is only one class 5 micro license and asked if there could be some exceptions to that one license. Mayor Talerico closed the meeting to the public.

4. ADJOURNMENT – 7:51pm

Motion to adjourn by C/Araman; seconded by C/Faust

Voice Vote: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Faust, C/Escalante



By: Julie Martin, RMC, Borough Clerk

Exhibits are on file in the Borough Clerk's Office, according to the NJ State Records Retention Schedule established by NJSA 47:3-15 *et seq* and approved by the State Records Committee. Audio is available on the Borough website.
Approval 01/22/2025