

Mayor
ANTHONY TALERICO, JR.

Council
VIRGINIA M. EAST, President
DANIELLE M. JONES
MEIR ARAMAN
CARL LAWSON
CANDACE M. FAUST
MARIA GRAZIA ESCALANTE



BOROUGH OF EATONTOWN
47 Broad Street
Eatontown, New Jersey 07724

AGENDA
Mayor and Council
Wednesday, June 11, 2025

Acting Administrator
ANDREW BAYER

Borough Clerk
JULIE MARTIN

Borough Attorney
DAVID A. CLARK

Borough Engineer
EDWARD HERRMAN

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.

WORKSHOP 7:00 pm

1. Roll Call, Flag Salute
2. Industrial Way Zoning/Rebranding Discussion (C/Araman and Economic Development Advisory Committee)
3. Affordable Housing Discussion (Administrator Bayer)

REGULAR MEETING 7:30 pm (or as soon thereafter)

1. Roll Call
2. **APPROVAL OF MINUTES** (vv)
 - A. Workshop/Regular Meeting/Closed Session - 5/28/2025
3. **COMMUNICATIONS**
 - A. Ocean Township Planning Board Notice of Public Hearing, Master Plan Amendment
 - B. Authorization Notification – NJPDES Category BGR Discharge to Surface Water Permit, Netflix
4. **MAYOR'S REPORT** - Mayor Talerico
5. **REPORTS OF COMMITTEES**
 - A. EMERGENCY SERVICES - Council President East
 - B. FINANCE & ORDINANCE - Councilmember Jones
 - C. POLICE, PUBLIC LIGHTS, PARKING - Councilmember Araman
 - D. PARKS & RECREATION - Councilmember Lawson
 - E. PUBLIC WORKS & INSURANCE - Councilmember Faust
 - F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante
6. **ADMINISTRATOR'S REPORT** - Acting Borough Administrator Bayer
7. **OLD BUSINESS** (rc)
 - A. **ORDINANCE ADOPTION**
 1. **Ordinance 08-2025** - Capital Ordinance Providing for the Rehabilitation of the Wampum Lake Dam and its Associated Drainage Features, and Appropriating \$2,000,000 Therefor, Authorized in and by the Borough of Eatontown, in the County of Monmouth, New Jersey - **Public Hearing/Adoption**

8. PUBLIC COMMENT ON AGENDA ITEMS ONLY

9. BILLS & CLAIMS AND BI-WEEKLY PAYROLL (vv)

10. NEW BUSINESS

A. CONSENT AGENDA RESOLUTIONS (rc)

(All matters listed hereunder are considered to be routine in nature and will be enacted in one motion. Any person may request an item be removed for separate consideration).

- 1) **Resolution 143-2025** - Auth. Renewal of Alcoholic Beverage Control Licenses (2025-2026)
- 2) **Resolution 144-2025** - Auth. Appointment to Certain Boards and Committees
- 3) **Resolution 145-2025** - Auth. Submission of a Grant for Substance Use Disorder for Fiscal Year 2026
- 4) **Resolution 146-2025** - Auth. Tax Sale Certificate Redemptions
- 5) **Resolution 147-2025** - Auth. Release of Escrow Funds/Performance Bond, Eatontown 36 LLC (Blk 2902, Lot 2)
- 6) **Resolution 148-2025** - Auth. The Amended Board of Education Shared Services Agreement
- 7) **Resolution 149-2025** - Auth. Award of Contract to Provide Police Off-Duty Management System Services
- 8) **Resolution 150-2025** - Issuing License to M&G Distribution, LLC to Operate a Class 3 Cannabis Manufacturing Business at 246 Industrial Way West
- 9) **Resolution 151-2025** - Auth. Engineer to Provide Construction Services, Wyckoff Rd Neighborhood/Whalepond Rd Resurfacing Project
- 10) **Resolution 152-2025** - Endorsing Fourth Round Housing Element and Fair Share Plan
- 11) **Resolution 153-2025** - Appointing LEW Environmental to Perform Lead-Based Paint Inspections
- 12) **Resolution 154-2025** - Confirming Appointments to Employee Appointed Positions

B. CONSENT AGENDA MOTIONS (vv)

- 1) Acceptance of Tax Collector Report, May 2025
- 2) Acceptance of Planning/Zoning Report, May 2025

11. REMARKS OF COUNCIL AND CITIZENS

12. ADJOURNMENT (vv)

***The next meeting of the Governing Body is
Wednesday, June 25, 2025 @ 7:00 p.m.***

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

CAPITAL ORDINANCE NO. 08-2025

**CAPITAL ORDINANCE PROVIDING FOR THE REHABILITATION OF THE WAMPUM LAKE DAM
AND ITS ASSOCIATED DRAINAGE FEATURES, AND APPROPRIATING \$2,000,000 THEREFOR,
AUTHORIZED IN AND BY THE BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH,
NEW JERSEY**

WHEREAS, the Borough Council of the Borough of Eatontown, in the County of Monmouth, New Jersey (the "Borough") has determined to provide for the rehabilitation of the Wampum Lake Dam and its associated drainage features; and

WHEREAS, the Borough expects to receive \$2,000,000 in grant funds from the United States Department of Housing and Urban Development (HUD) to fully fund said project.

NOW, THEREFORE, BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized as general improvements to be undertaken in and by the Borough. For the improvements or purposes described in Section 2, there is hereby appropriated \$2,000,000, said sum being inclusive of the \$2,000,000 grant funds expected to be received from HUD.

Section 2. The improvements hereby authorized to be undertaken consist of the rehabilitation of the Wampum Lake Dam and its associated drainage features, located at Block 401, Lot 28 off of Broad Street on the Borough of Eatontown Tax Map, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

Section 3. The 2025 capital budget of the Borough will conform to the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 4. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 2 hereof, shall be applied to direct payment of the cost of the improvements within the appropriation herein authorized.

Section 5. The Borough Attorney and other Borough officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 6. This ordinance shall take effect as provided by law.

DATE OF INTRODUCTION: MAY 28, 2025
DATE OF PUBLIC HEARING: JUNE 11, 2025

APPROVED:

ATTEST:

ANTHONY TALERICO, JR., MAYOR
DATE:

JULIE MARTIN, MUNICIPAL CLERK
DATE:

June 10, 2025
11:18 AM

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 1

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last
Paid Date Range: 06/11/25 to 06/11/25
Include Non-Budgeted: Y
Open: N Paid: Y Void: N
Rcvd: N Held: N Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
4IMP001	4 IMPRINT USA								
		25-00820	04/02/25	SPECIAL PROGRAM EVENT	Open	1,192.91	0.00		
8X8IN005	8X8 INC								
		25-01303	06/09/25	BORO MONTHLY PHONE USAGE	Open	2,989.67	0.00		
ACTIO005	ACTION UNIFORM CO, LLC								
		24-00780	03/22/24	Flex Badges	Open	1,218.00	0.00		
		24-02038	09/16/24	FIRE DEPT UNIFORM-L.MIFFITT	Open	688.00	0.00		
		24-02669	11/20/24	FIRE DEPT CLASS A UNIFORM	Open	705.00	0.00		
		25-00441	02/18/25	FIRE DEPT UNIFORM ALTERATIONS	Open	649.00	0.00		
						3,260.00			
ADAMS005	BUCHAN & PALO, LLC								
		25-01168	05/16/25	BORO PUBLIC DEFENDER SERVICES	Open	500.00	0.00		
ALPHA005	ALPHA TAX LIEN GROUP								
		25-00988	04/21/25	Lien 24-00024 Redemption	Open	4,117.07	0.00		
AMAZ001	AMAZON.COM SERVICES, INC								
		25-00862	04/09/25		Open	15.98	0.00		
		25-00895	04/11/25	FIRST AIDE SUPPLIES	Open	82.15	0.00		
						98.13			
AMAZ005	AMAZON.COM #A3898AWA7QWVMO								
		25-01024	04/28/25	Annual membership renewal fee	Open	129.00	0.00		
		25-01125	05/12/25	Office Supplies	Open	113.93	0.00		
						242.93			
AMERIO01	AMERIFLEX BUSINESS SOLUTIONS								
		25-01204	05/22/25	FSA/COBRA FEE JUNE 2025	Open	115.00	0.00		
APP002	GANNETT NJ NEWSPAPERS								
		25-00400	02/10/25	Legal Advertisements	Open	114.40	0.00		B
		25-01154	05/15/25	LEGAL ADVERTISEMENTS	Open	151.36	0.00		B
						265.76			
ARH001	ADAMS REHMANN HEGGAN ASSOC INC								
		24-02097	09/23/24	STORMWATER QUALITY RAIN GARDEN	Open	3,308.40	0.00		B
		24-02098	09/23/24	WAMPUM GREENWAY PHASE 3	Open	2,482.00	0.00		B
		25-00220	01/22/25	ENGINEERING SERVICES GURBISZ P	Open	5,200.00	0.00		B
						10,990.40			
ASFI001	ATLANTIC SECURITY & FIRE, INC.								
		24-02518	11/06/24		Open	908.00	0.00		

June 10, 2025
11:18 AM

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 2

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
BELOP005	BELO PIZZERIA					
25-00877	04/09/25 MAY BIRTHDAY CELEBRATION	Open	180.59	0.00		
BRC001	BOARD OF RECREATION COMMISSION					
25-00791	03/28/25 2025 REC ASSIST APPLICATION	Open	25.00	0.00		
CAG001	CLEARY GIACOBBE ALFIERI & JACO					
25-01225	05/29/25 BORO PROSECUTOR SERVICES	Open	3,000.00	0.00		
25-01226	05/29/25 BORO PROSECUTOR SERVICES	Open	3,000.00	0.00		
			6,000.00			
CARLO501	CARLOS & SON JANITORIAL					
25-00725	03/21/25	Open	1,850.00	0.00		
CERTI005	CERTIFIED ENVIRONMENTAL					
25-01157	05/15/25	Open	600.00	0.00		
CHRIS031	CHRISTINE KINSAUL					
25-01113	05/09/25 SUMMER PROGRAM REIMBURSEMENT	Open	365.00	0.00		
COM006	COMCAST BUSINESS					
25-01304	06/09/25 BORO MONTHLY ONLINE SERVICES	Open	784.95	0.00		
COMCA005	COMCAST- 8499052150124487					
25-01250	06/03/25 BORO MONTHLY SPC VIDEO ACCT	Open	150.12	0.00		
COMCA010	COMCAST-8499052150284679					
25-01252	06/03/25 COMM CTR ONLINE BUSINESS SERV	Open	146.53	0.00		
COMCA015	COMCAST-8499052150284661					
25-01253	06/03/25 PRESCHOOL ONLINE BUSINESS SERV	Open	176.53	0.00		
COMCA025	COMCAST-8499052150132563					
25-01274	06/05/25 PUBLIC WORKS ONLINE SERVICES	Open	174.90	0.00		
DELTA001	DELTA DENTAL					
25-01121	05/12/25 JUNE DETLA DENTAL BILLING	Open	13,671.64	0.00		
EAT003	EATONTOWN T.V. AND APPLIANCE C					
25-00840	04/04/25	Open	249.00	0.00		B
ECLE001	EAST COAST LIGHTING & ENERGY L					
25-00093	01/10/25	Open	470.00	0.00		B
25-01027	04/29/25	Open	6,000.00	0.00		B
			6,470.00			
EDDIE006	EDDIE ALLEN PIANO ENTERTAIN					
25-00467	02/20/25 MAY BIRTHDAY ENTERTAINMENT	Open	235.00	0.00		
FMERA001	FMERA					
25-01271	06/05/25 STREET LIGHTS 537 EXT. FORT M	Open	382.20	0.00		

June 10, 2025
11:18 AM

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
F00001	SAKER SHOPRITES, INC.								
		25-00865	04/09/25	MAY BIRTHDAY LUNCHEON	Open	127.73	0.00		
		25-00866	04/09/25	MAY BINGO SUPPLIES	Open	54.47	0.00		
		25-00867	04/09/25	MAY SNACKS	Open	72.23	0.00		
		25-01005	04/24/25	COUNCIL MEETING ROOM SUPPLIES	Open	47.84	0.00		
						302.27			
FSS002	FIRE & SAFETY SERVICES, LTD								
		24-01932	09/04/24	FIRE DEPT VEHICLE REPAIRS	Open	4,145.00	0.00		
FWWEB005	F.W. WEBB COMPANY								
		25-00464	02/20/25		Open	240.46	0.00		B
		25-00513	02/24/25		Open	346.70	0.00		B
						587.16			
GAGL001	GAGLIANO & COMPANY								
		25-00760	03/26/25	Professional Services Rendered	Open	750.00	0.00		
GASK001	GASKO'S FAMILY FARM & GREENHOU								
		25-00826	04/03/25	OPEN FOR ARBOR & MEMORIAL DAY	Open	150.00	0.00		B
GENAC001	BOROUGH OF EATONTOWN GENERAL A								
		25-01144	05/14/25	PAY PERIOD 5-23-25 O/S DETAIL	Open	13,884.00	0.00		
		25-01145	05/14/25	PAY PERIOD 5/23/25 O/S DETAIL	Open	624.00	0.00		
						14,508.00			
GENEL001	GEN-EL SAFETY & INDUSTRIAL PRO								
		25-00753	03/25/25		Open	300.00	0.00		
GFOA002	GFOA OF NEW JERSEY								
		25-01289	06/05/25	GFOA REGISTRATION MON PARK	Open	25.00	0.00		
GLORI010	GLORIA ADERTON								
		25-01203	05/22/25	EYEGLASS REIMBURSMENT	Open	133.70	0.00		
GSB002	GARDEN STATE BOBCAT, INC								
		25-01114	05/12/25		Open	376.20	0.00		
HAVEN005	HAVEN SAVINGS BANK								
		25-01025	04/28/25	REFUND TAX OVERPAYMENT	Open	25,399.13	0.00		
IIAFI005	IIA FIRE DEPARTMENT TESTING								
		25-00680	03/17/25	FIRE DEPT ANNUAL APARATUS TEST	Open	1,204.38	0.00		
		25-00681	03/17/25	FIRE DEPT AERIAL APARATUS TEST	Open	1,845.07	0.00		
						3,049.45			
IMA003	MARCO TECHNOLOGIES, LLC								
		25-01072	05/01/25	BORO COPIER OVERAGE COPIES	Open	305.00	0.00		
IMP001	IMPRINT SHOP LLC								
		25-01021	04/28/25		Open	400.00	0.00		

June 10, 2025
11:18 AM

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 4

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
IPD001	INST. FOR PROFESSIONAL DEVELOP					
25-01221	05/28/25 Webinar - Julie Martin 6/4/25	Open	50.00	0.00		
JERS001	JCP&L					
25-01266	06/04/25 BORO MONTHLY ELECTRIC USUAGE	Open	744.53	0.00		
25-01272	06/05/25 BORO MONTHLY ELECTRIC USUAGE	Open	548.56	0.00		
			1,293.09			
LASER001	LASER SAVE					
25-01022	04/28/25 Ink Cartridges	Open	635.00	0.00		
25-01099	05/07/25 W1480A Standard Yield Toner	Open	79.75	0.00		
			714.75			
LAURE015	LAUREN ZDEB					
25-01108	05/09/25 RECREATION REFUND	Open	295.00	0.00		
LECK001	LECKSTEIN & LECKSTEIN, LLC					
25-01116	05/12/25 5.12.2025 ZB Attendance	Open	1,000.00	0.00		
MARIT005	MARITZA UGALDE					
25-01097	05/07/25 RECREATION REIMBURSMENT	Open	295.00	0.00		
MCBT001	COUNTY TAX ADMINISTRATOR					
25-01149	05/14/25 FOR MAILING STATE MANDATED CRD	Open	1,658.16	0.00		
MCG004	MARK MCGOWAN					
25-01171	05/16/25 MEDICARE REIMBURSEMENT 2025	Open	1,110.00	0.00		
MORT001	MORTON SALT, INC					
25-00083	01/08/25 BULK BLIZZARD WIZARD	Open	9,602.00	0.00		
MU002	MONMOUTH UNIVERSITY					
25-01095	05/07/25 FEDERAL WORK STUDY PROGRAM	Open	726.75	0.00		
MURP002	SEAN MURPHY					
25-01078	05/02/25 ORTHODONTIC REIMBURSMENT	Open	1,500.00	0.00		
MYREC005	MYRECDEPT.COM					
25-01180	05/20/25 2025 software renewal	Open	6,910.50	0.00		
NJAWC001	NEW JERSEY AMERICAN WATER					
25-01249	06/03/25 FIRE HYDRANT WATER SERVICES	Open	18,414.99	0.00		
NJN001	NJ NATURAL GAS CO.					
25-01248	06/03/25 BORO MONTHLY NATURAL GAS USE	Open	2,284.97	0.00		
NOR002	NORTHWIND MECHANICAL SYSTEMS					
25-00754	03/25/25	Open	1,225.00	0.00		
25-01031	04/29/25	Open	4,360.00	0.00		
			5,585.00			
NOZ001	NOLZE GARAGE DOOR, LLC					
25-00330	01/31/25	Open	500.00	0.00		B

June 10, 2025
11:18 AM

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 5

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
NOZ001	NOLZE GARAGE DOOR, LLC	Continued				
25-01002	04/24/25	Open	1,000.00	0.00		B
			1,500.00			
OLI002	OLIWA & COMPANY					
25-01169	05/16/25 PROFESSIONAL SERV 2025 BUDGET	Open	4,400.00	0.00		
OTOOL005	O'TOOLE SCRIVO, LLC					
25-01016	04/28/25 PROFESS SERV LABOR COUNSEL	Open	3,490.50	0.00		
PARAL005	PARALLEL ARCHITECTURAL GRP LLC					
25-00991	04/22/25 ARCHITECTURE/DESIGN BORO HALL	Open	28,500.00	0.00		B
PATRI020	PATRICIA R. DOMINACH					
25-00374	02/06/25 Chair Yoga Classes 2025	Open	150.00	0.00		B
PCREC002	JANICE GRASSO					
25-01103	05/08/25 Petty Cash Reimb.	Open	222.95	0.00		
POORJ005	POOR JOHN'S PORTABLE TOILETS					
25-00462	03/06/25 Portable Restrooms 4 Locations	Open	732.00	0.00		B
RAMTA005	RAM TAX LIEN FUND LP					
25-01213	05/23/25 Lien 24-00037 Redemption	Open	1,563.19	0.00		
RICHA020	RICHARD DANIELS					
25-01155	05/15/25 #1680 RELEASE ESCROW	Open	500.03	0.00		
SCH001	T&M ASSOCIATES					
25-01189	05/21/25 4.2025 Road Open Escrow 5555	Open	61,324.89	0.00		
SNEAK005	SNEAKERS PLUS OF WALL					
25-00938	04/16/25 Field Hockey/Soccer skill tees	Open	480.00	0.00		
STAP003	STAPLES ADVANTAGE					
25-01075	05/01/25 PLANNING/ZONING OFFICE SUPPLY	Open	181.17	0.00		
STORA005	STORAGE ENGINE, INC					
25-00814	04/02/25 Fujitsu fi-8290 scanner	Open	2,295.00	0.00		
TARGE005	TARGETED TECHNOLOGIES LLC					
25-00878	04/09/25 Warranty Pro Support KErrickso	Open	119.00	0.00		
25-01172	05/16/25 FINANCE DEPT IT SERVICES	Open	185.00	0.00		
25-01240	06/03/25 POLICE MONTHLY IT SERVICES	Open	4,755.58	0.00		
25-01241	06/03/25 BORO MONTHLY IT SERVICES	Open	8,600.20	0.00		
25-01242	06/03/25 BORO DOMAIN QUARTERLY SERVICE	Open	300.00	0.00		
			13,959.78			
TEPS001	STATE OF NJ DEPT OF TREASURY					
25-01260	06/04/25 PFRS EMPLOYEE CONTRIBUT 2025	Open	59,030.31	0.00		
25-01264	06/04/25 PERS EMPLOYEE CONTRIBUTION	Open	38,180.16	0.00		

BOROUGH OF EATONTOWN
Purchase Order Listing By Vendor Id

Page No: 6

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TEPS001 STATE OF NJ DEPT OF TREASURY					Continued				
25-01268	06/05/25	SHBP CONTRIBUTION JUNE 2025	Open			370,215.28	0.00		
						467,425.75			
TERM001 TERMINATOR TERMITE & PEST MGT									
25-01003	04/24/25		Open			450.00	0.00		B
TMOB1005 T MOBILE USA INC									
25-00669	03/17/25	Tower Dump	Open			150.00	0.00		
TRUN001 TRAINING UNLIMITED, LLC									
25-01077	05/02/25	Municipal Ethics webinar	Open			95.00	0.00		
ULTRA005 ULTRACARE FIRST AID & SAFETY									
25-00894	04/11/25		Open			405.00	0.00		
25-00933	04/16/25		Open			210.00	0.00		
						615.00			
USB001 US BANK									
25-01239	06/03/25	2018 MCIA DEBT SERVICE PAYMENT	Open			42,623.58	0.00		
USPS002 US POSTAL SERVICE									
25-01173	05/16/25	BORO POSTAGE METER REPLENISH	Open			5,000.00	0.00		
WALTE005 WALTER SMITH									
25-01170	05/16/25	MEDICARE REIMBURSEMENT 2025	Open			555.00	0.00		
WAR001 WARSHAUER ELECTRIC SUPPLY CO.,I									
25-00293	01/28/25		Open			90.97	0.00		B
WILL1010 WILLIAM ELWELL									
25-01071	05/01/25	HISTORIAL MUSEUM PROGRAM	Open			150.00	0.00		
Total Purchase Orders: 107 Total P.O. Line Items: 0 Total List Amount: 794,467.26 Total Void Amount: 0.00									

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	4-01	6,756.00	0.00	0.00	6,756.00
CURRENT FUND:	5-01	664,441.55	955.00	0.00	665,396.55
GENERAL CAPITAL FUND	C-04	45,764.40	0.00	0.00	45,764.40
GRANT FUND	G-02	596.46	0.00	0.00	596.46
	T-15	20,688.26	0.00	0.00	20,688.26
	T-17	55,265.59	0.00	0.00	55,265.59
Year Total:		75,953.85	0.00	0.00	75,953.85
Total of All Funds:		793,512.26	955.00	0.00	794,467.26

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown do hereby grant the applicants listed below a renewal of their ABC Licenses in the Borough of Eatontown for the period of July 1, 2025, through June 30, 2026, as follows:

CONSUMPTION (POCKET)	TGI FRIDAY'S INC. (GC FRIDAYS NJ-PA, LLC.)	1311-33-009-010
	MM BIRD LLC	1311-33-001-010
	MONMOUTH LICENSE 2, LLC	1311-33-005-014
	MONMOUTH LICENSE 3, LLC	1311-33-006-003
	MMLL, LLC	1311-33-011-012

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, RMC, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at the regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

BE IT RESOLVED that the following Borough Committee appointments for the Borough of Eatontown, as made by the Mayor, are hereby confirmed:

6/11/25 - 12//31/25

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at the regular meeting held on June 11, 2025.
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							

Julie Martin, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico, Jr.						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

RESOLUTION 146-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

AUTHORIZING TAX SALE CERTIFICATE REDEMPTIONS

WHEREAS, The Tax Collector has forwarded to the Borough of Eatontown a list of Tax Sale Certificate Outside Liens for Redemption and has recommended that the same be refunded.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Eatontown that the below listed Tax Sale Certificates be cancelled and endorsed as fully satisfied.

BLOCK	LOT	QUAL	NAME	AMOUNT CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
1902	22		PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,147.43	\$ 300	23-00015
3901	9.16		PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,088.03	\$ 300	24-00032
4004	5		RTLJ-NJ II LLC	\$ 1,099.24	\$ 600	24-00036

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025. Julie Martin, RMC, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico. Jr.							

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

	MOTION	SECONDED	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

RESOLUTION 150-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**RESOLUTION ISSUING LICENSE TO M&G DISTRIBUTION, LLC TO OPERATE A CLASS 3 CANNABIS
MANUFACTURING BUSINESS AT 246 INDUSTRIAL WAY WEST**

WHEREAS, on August 5, 2021, the Borough of Eatontown adopted Ordinance No. 19-2021 (the "Cannabis Ordinance") authorizing and limiting cannabis business establishments in the Borough; and

WHEREAS, the Borough Council adopted Resolution No. 176-2021 on October 27, 2021 approving a New Marijuana Business License Application requirement for all potential Cannabis businesses seeking to do business in the Borough; and

WHEREAS, the Cannabis Regulatory Commission (the "CRC") issued M&G Distribution, LLC ("M&G") a conditional license to operate a Class 3 Cannabis Manufacturing business on 10/5/2024; and

WHEREAS, M&G filed an application with the Borough to operate a Class 3 Cannabis Manufacturing business located at the property bearing the address 246 Industrial Way West, Eatontown, New Jersey (the "Property"); and

WHEREAS, the Zoning Officer found that the proposed location of M&G's Class 3 Cannabis Manufacturing business located at the Property is consistent with the Borough's zoning requirements for such facilities; and

WHEREAS, the Borough Council, after conducting a hearing, issued Resolution 171-2024 supporting the license application of M&G on 8/28/2024; and

WHEREAS, the CRC approved M&G's application for an Annual Class 3 Manufacturing license cannabis business on 4/10/2025; and

WHEREAS, M&G obtained Minor Site Plan approval and a conditional use permit from the Eatontown Planning Board on 6/21/2024 to occupy the Property in order to operate a Class 3 Cannabis Manufacturing business thereon; and

WHEREAS, M&G is requesting the Borough Council issue a Class 3 Cannabis Manufacturing Business license for the Property and it is appearing that M&G has met all of the requirements of the State of New Jersey and the Borough of Eatontown in order for the license to issue.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey that it hereby authorizes the issuance of an annual license to operate a Class 3 Cannabis Manufacturing business at the premises located at 246 Industrial Way West, Eatontown, New Jersey.

BE IT FURTHER RESOLVED THAT this license shall remain in effect for one year, subject to annual renewal, as set forth in the Borough's ordinances. If M&G is not operational within one year, the license shall lapse and be eligible for other Cannabis operators within the particular class of operation, unless M&G demonstrates good cause for not being operational within one year. At a minimum, in order for good cause to exist as it relates to the renewal of a cannabis license, the Cannabis Licensee shall provide at least three updates to the Borough Council, via the Borough Clerk, nine months prior, six months prior and three months prior to the license lapsing and/or renewing. The purpose of these updates is to update the Borough Council of any delays in bringing the operation into existence and how Denver Cole operated in good faith to mitigate against any delays preventing the Cannabis Licensee from becoming operational.

BE IT FURTHER RESOLVED a copy of this Resolution shall be forwarded to the following:

- a. M&G Distribution, LLC
- b. Kathy Muscillo, Director of Planning and Zoning

	MOTION	SECONDED	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025. Julie Martin, RMC, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

	MOTION	SECONDED	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

RESOLUTION 152-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

ENDORISING FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Eatontown, County of Monmouth, State of New Jersey, (hereinafter, "Borough" or "Eatontown") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on from the Court in the matter captioned In the Matter of the Application of the Borough of Eatontown, County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2522-15 thereby immunizing the Borough from builder's remedy litigation until July 1, 2025 (the "Third Round Litigation"); and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or the "Act"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the Present Need, also referred to as the rehabilitation obligation, and the Round 4 Prospective Need of all municipalities by October 20, 2024 based upon the criteria on the Amended FHA; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the Present Need and the Round 4 Prospective Need obligation for all municipalities based upon its interpretation of the standards in the Act; and

WHEREAS, the DCA Report calculates Eatontown's Round 4 (2025-2035) Present Need (Rehabilitation) Obligation as 20 units and its Round 4 Prospective Need Obligation as 193 units; and

WHEREAS, the Borough adopted Resolution 45-2025 accepting the DCA's Fourth Round Present Need (Rehabilitation) calculation of 20 units but it rejected the DCA's calculation of the Borough's Fourth Round Prospective Need (New Construction) calculation of 193 units and instead calculated the obligation at 180 units in conformance with the Amended FHA; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, the Borough filed a timely declaratory judgment complaint in accordance with AOC Directive #14-24 known as In the Matter of the Application of the Borough of Eatontown County of Monmouth, State of New Jersey, Docket No. MON-L-000310-25 seeking a declaration as to the Borough's Fourth Round affordable housing obligation and the approval of the Borough's Housing Element and Fair Share Plan ("HESP") which sets forth the affordable housing mechanisms the Borough will implement to satisfy its Fourth Round affordable housing obligation; and

WHEREAS, the Borough engaged in court ordered mediation through the Affordable Housing Dispute Resolution Program and reached an agreement with the New Jersey Builder's Association establishing the Borough's Fourth Round prospective need obligation at 186 units, subject to the ability to avail itself of a Vacant Land Adjustment, which was subsequently memorized through the entry of a court order on April 10, 2025; and

WHEREAS, the Amended FHA requires municipalities to adopt a Housing Element and Fair Share Plan ("HESP") by June 30, 2025 setting forth the Borough's affordable housing obligation and the mechanisms the Borough will establish to meet its constitutional obligation to provide for its fair share of affordable housing in order to maintain immunity from builder's remedy obligation; and

WHEREAS, the Borough Planner, Jennifer C. Beahm PP, AICP prepared the Fourth Round Housing Element Plan & Fair Share Housing Plan dated June 2, 2025, which concludes the Borough is entitled to rely upon a Vacant Land Adjustment resulting in a Realistic Development Potential of 76 affordable housing units with an Unmet Need of 110 affordable housing units; and

WHEREAS, the Planning Board of the Borough of Eatontown, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, held a public hearing on the Housing Plan Element & Fair Share Housing Plan prepared by Jennifer C. Beahm, PP, AICP on June 2, 2024 and considered the sworn testimony of Christine Bell, PP, AICP, CFM at the hearing and adopted a Resolution approving the Housing Plan Element and Fair Share Plan dated June 2, 2025; and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to endorse the Housing Plan Element and Fair Share Plan to obtain compliance certification from the Program/Court thereby protecting the Borough from exclusionary zoning litigation until July 1, 2035.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby endorses the Housing Plan Element & Fair Share Plan dated June 2, 2025 prepared by the Borough Planner, Jennifer C. Beahm, PP, AICP.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown, do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025. _____ Julie Martin, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

	MOTION	SECONDED	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey that the following appointments of employees to positions for the Borough of Eatontown for the one-year term of 1/1/25–12/31/25, unless noted otherwise, as made by the Mayor, are hereby confirmed:

Borough Administrator
Borough Administrator
Borough Administrator

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico. Jr.						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on June 11, 2025.

Julie Martin, RMC, Borough Clerk