



EATONTOWN PLANNING BOARD
47 Broad Street
SPECIAL MEETING – in person
Agenda
Tuesday, September 2, 2025
7:00 p.m.

Flag Salute

2. Roll Call

Ch. Woloshin	V.C. Diedrichsen	Ms. East
Mr. Regan	Mayor Talerico	Mr. Roth
Mr. Alcott	Ms. Martinock	Ms. Buczny
Ms. Vazquez (1 st Alt)		

3. Approval of Minutes: August 4, 2025

4. Resolutions To Be Memorialized:

PB 2024-07(-1) Netflix Phase 1A
Amended Final Major Site Plan
Block 301, lot 1.01 & portion of 1

PB 2023-02 0 Industrial Way West
Request for Extension of Time

5. Old Business

6. New Business

Pursuant to Resolution 199-2025 adopted by the Borough Council of the Borough of Eatontown on August 13, 2025, the Planning Board will conduct a public hearing to consider whether property designed as Block 301, portion of Lot 1 (as more specifically outlined in Figure 2 in the “Amended Area in Need of Redevelopment Study for the Former Fort Monmouth Properties in the Borough of Eatontown, New Jersey”, the “Study Area”) qualifies as a non-condemnation “area in need of redevelopment” pursuant to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., in order to make a recommendation to the Borough Council of the Borough of Eatontown as to whether the Study Area, or any portion thereof, be determined, or not be determined, by the Borough Council as an area in need of redevelopment.

PB 06-2025 Netflix 1B Preliminary and Final Major Site Plan Submission – Netflix Studios Fort Monmouth Phase 1B of the Applicant’s proposed Motion Picture, Television and Broadcast Studio Campus to be constructed on land designated as Block 301, portion of Lot 1 on the Tax Maps of the Borough of Eatontown, New Jersey.

7. Correspondence

8. Adjournment