



**EATONTOWN PLANNING BOARD
47 Broad Street
REGULAR MEETING– in person
Agenda
Monday, March 2, 2026
7:00 p.m.**

Flag Salute

2. Roll Call

Ch. Diedrichsen
Mr. Regan
Mr. Alcott

V.C. Buczny
Mayor Talerico
Ms. Martinock

Ms. East
Mr. Roth
Ms. Vazquez

3. Executive Session (If needed)

4. Approval of Minutes: January 5, 2026

5. Resolutions To Be Memorialized:

None

6. Old Business

None

7. New Business

PB 2026 -02 Brecoflex Co., LLC

Blk 3502 Lot 10

Minor Site Plan

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

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

**Consistency review of ORDINANCE 03-2026
AFFORDABLE HOUSING ORDINANCE IMPLEMENTING THE FOURTH
ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

**Consistency review of ORDINANCE 05-2026
ORDINANCE OF THE BOROUGH OF EATONTOWN, COUNTY OF MONMOUTH
AND STATE OF NEW JERSEY CHAPTER 89, LAND USE, ARTICLE VII, AREA
BULK AND USE REQUIREMENTS CREATING A NEW SECTION, SECTION 89-
54.4 “R-MF MU ZONE-AH3 MIXED USE MULTIFAMILY AFFORDABLE
HOUSING 3-ZONE**

8. Correspondence

9. Adjournment