



EATONTOWN PLANNING BOARD
47 Broad Street
REGULAR MEETING– in person
Agenda
Monday, March 16, 2026
7:00 p.m.

Flag Salute

2. Roll Call

Ch. Diedrichsen
Mr. Regan
Mr. Alcott

Vice Chair Buczny
Mayor Talerico
Ms. Martinock

Ms. East
Mr. Roth
Ms. Vazquez

3. Executive Session (If needed)

4. Approval of Minutes: March 2, 2026

5. Resolutions To Be Memorialized:

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

6. Old Business

None

7. New Business

PB 2026-03 - Hackensack Meridian Ambulatory Care, Inc.

133 Hwy 35

Blk 1304 Lot 21.01

Amended Site Plan Application

Install 2 façade signs in addition to the 3 existing signs approved per application #PB2021-09, or a total of 5 façade signs for the tenant space

Public Hearing of Housing Element and Fair Share Plan dated February 2026 as amendment to Borough of Eatontown Master Plan

Consistency review of Ordinance 02-2026 – An Ordinance Amending Chapter 89 Land Use, Article VII Area, Bulk and Use Requirements, Sections 89-51 Billboards to Regulate and Limit Billboards within the Borough of Eatontown

8. Correspondence

**Application PB 2023-04 – Third Request for Approval Extension
Eatontown Monmouth Mall, LLC (Monmouth Square)
180 NJ State Highway 35 South Route 35, Route 36 and Wyckoff Road
Block 2201, Lots 1.01, 2, 3, 4, 5 and Block 2202, Lot 1
MURC Zone**

9. Adjournment