

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, October 28, 2026

Borough Administrator
WILLIAM P. LUCIA III

Borough Clerk
TRINA LINDSEY

Borough Attorney
ANDREW BAYER

Borough Engineer
GREG GITTO

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 MEETING 7:00 pm
STUDENT GOVERNMENT

1. Roll Call, Flag Salute

Mayor Anthony Talerico, Jr.
Council President Virginia East
Councilmember Danielle Jones
Councilmember Meir Araman
Councilmember Carl Lawson
Councilmember Candace Faust
Councilmember Maria Escalante

Grace Schaed

Youth Councilmembers

Aiden Henderson, Corynn Ramirez, Mayson Ramirez

Administrator Lucia
Attorney Bayer
Borough Engineer Greg Gitto
Borough Clerk Lindsey

Caleb Kopach
Makenzie LeBlanc
Chloe R. Cohen
Nicholas Popowski

Proclamation – 2026 Eatontown Student Government Day

2. Best Practices Inventory Discussion – Administrator Lucia

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

1. Roll Call, Flag Salute

2. APPROVAL OF MINUTES (vv)

A. Regular Meeting/Closed Session - 10/14/2026

3. COMMUNICATIONS

- A. Notice of Hearing – Tinton Falls Planning Board Public Hearing for Jersey Mike's Franchise**
B. NJNG Petition – Suspending increases, changes or alterations in rates

- C. Borough of Tinton Falls Ordinance 2026-1554 – Amending section 40-68 Stormwater Management with a new model section from NJDEP
- D. Notice of Hearing – Eatontown Board of Adjustment – 24 Larkspur Drive
- 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** - Borough Administrator Lucia
- 7. **OLD BUSINESS** - None
- 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 216-2026** – Authorize cancellation of property taxes due to totally exempt veteran
 - 2) **Resolution 217-2026** – Authorizing reimbursement for attendance at the 2026 NJ State Firemen's Relief Association Convention
 - 3) **Resolution 218-2026** – Authorize cancellation of billboard taxes due to removal
 - 4) **Resolution 219-2026** – Authorizing approval of the proposal submitted by Brothers Eosso Paving/America Sports Construction for the replacement/installation of a basketball court at Maxwell Park, Sourcewell Co-op #031022-AST
 - 5) **Resolution 220-2026** – Authorizing a Shared Service Agreement between the Borough of Eatontown and the Borough of Tinton Falls for the shared use of municipal court in the Borough of Tinton Falls
 - 6) **Resolution 221-2026** – Resolution approving amendment No. 23 to the Fort Monmouth Reuse and Redevelopment Plan
 - 7) **Resolution 222-2026** – Resolution designating redeveloper for property designated as Block 304, Lot 1 within the downtown village redevelopment area
- 11. **REMARKS OF COUNCIL AND CITIZENS**
- 12. **ADJOURNMENT** (vv)

***The next meeting of the Governing Body is
Thursday, November 12, 2026 @ 7:00 p.m.***

AUTHORIZE CANCELLATION OF PROPERTY TAXES DUE TO TOTALLY EXEMPT VETERAN

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown, Monmouth County, New Jersey, do hereby authorize the cancellation of taxes as follows, based upon the recommendation of the Tax Collector:

BLOCK	LOT	NAME	AMOUNT
3305	18	Cook, Jason	\$3,059.37 (1 rd Q 2027) \$3,059.36 (2 th Q 2027)

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

CERTIFICATION

I, Trina Lindsey, 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 October 28, 2026.

Trina Lindsey, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

WHEREAS, the Borough of Eatontown's Fire Department attended the 2026 NJ State Firemen's Relief Association Convention in Wildwood, NJ on September 18, 2026 and September 19, 2026; and

Dave Kawas	\$224.08
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	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 October 28, 2026. <div style="text-align: right;"> _____ Trina Lindsey, RMC, Borough Clerk </div>
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

AUTHORIZE CANCELLATION OF BILLBOARD TAXES DUE TO REMOVAL

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown, Monmouth County, New Jersey, do hereby authorize the cancellation of taxes as follows, based upon the recommendation of the Tax Collector:

QUAL
B01

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

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Trina Lindsey, RMC, Borough Clerk

RESOLUTION 219-2026

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

**RESOLUTION AUTHORIZING APPROVAL OF THE PROPOSAL SUBMITTED BY BROTHERS EOSO
PAVING/AMERICA SPORTS CONSTRUCTION FOR THE REPLACEMENT/INSTALLATION OF A
BASKETBALL COURT AT MAXWELL PARK, SOURCEWELL COOPERATIVE, COURTS # 031022-AST**

WHEREAS, the Mayor and Council of the Borough of Eatontown have determined that the existing basketball court located at Maxwell Park, 6 Taylor Place, Eatontown, NJ, 07724 has deteriorated and requires replacement to ensure the safety and enjoyment of its residents (the "Project"); and

WHEREAS, the Borough Council adopted Resolution 130-2026 on June 10, 2026 approving a proposal originally submitted by Keystone Sports Construction who informed the Borough that they are now unable to complete the Project; and

WHEREAS, the Borough has received a proposal from Brothers Eosso Paving/America Sports Construction under the Sourcewell Cooperative, courts # 031022-AST in the amount of \$57,400.00 for the installation of a basketball court at Maxwell Park; and

WHEREAS, the Borough of Eatontown is a registered participant in the Sourcewell Cooperative authorized pursuant to N.J.S.A. 40A:11-11(5); and

WHEREAS, the Borough Council believes it is in the best interests of the Borough to authorize the acceptance of the proposal from Brothers Eosso Paving/America Sports Construction in order to complete the Project.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that the Borough of Eatontown hereby authorizes approval of the proposal received from Brothers Eosso Paving/American Sports Construction to replace/install a new basketball court at Maxwell Park in the amount not to exceed \$57,400.

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

1. Brothers Eosso Paving/ American Sports Construction
2. Janice Grasso, Recreation Director

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:30-5.1 et seq., and any other applicable requirement, I Dena Amodea, CFO of the Borough of Eatontown have ascertained that there are sufficient uncommitted funds not to exceed \$57,400 (Purchase Order No. 26-01395), pursuant to Resolution 292-2025, adopted by the Borough Council on December 17, 2025.

Dena Amodea, CFO

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

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Trina Lindsey, RMC, Borough Clerk

BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 October 28, 2026.
Council President East							
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Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

 Trina Lindsey, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

WHEREAS, the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”) a twenty-third time in order to provide additional permitted uses for Parcel C located in the Borough of Tinton Falls to further the redevelopment of this parcel within Fort Monmouth.

WHEREAS, Plan Amendment #23 seeks to expand upon the permitted uses allowed in the Reuse Plan and Plan Amendment #3 to include a host of additional commercial/retail uses set forth in the Plan Amendment awhile leaving the remainder of the development standards unchanged, expanded retail and commercial development as an alternative development option within Parcel C.

WHEREAS, the Borough Council reviewed Plan Amendment #23 and because it supports the Plan Amendment, the Borough Council believes it is in the best interest of the Borough to support Plan Amendment #23 to further the redevelopment of Fort Monmouth.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that the Borough of Eatontown does hereby recommend and approve proposed Amendment No. 23 to the Fort Monmouth Reuse and Redevelopment Plan as proposed by FMERA.

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

CERTIFICATION

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Trina Lindsey, RMC, Borough Clerk

RESOLUTION 222-2026

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

**RESOLUTION DESIGNATING REDEVELOPER FOR PROPERTY DESIGNATED AS BLOCK 304, LOT 1 WITHIN THE DOWNTOWN
VILLAGE REDEVELOPMENT AREA**

WHEREAS, the Mayor and Council of the Borough of Eatontown adopted Resolution 44-2021 on February 24, 2021 directing the Planning Board to conduct a preliminary investigation of the properties officially designated as Block 304, Lots 1, 2, 3, 4, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26; Block 901, Lots 1, 2, 3, 4, 5, 6, 7, and 8; and Block 401, Lots 61, 62, and 63 on the tax map of the Borough of Eatontown (the "Downtown Redevelopment Area") so as to determine whether the Downtown Redevelopment Area meets the criteria to be designated as a Non-Condemnation Area in Need of Redevelopment under the ; and

WHEREAS, the Planning Board conducted an investigation which included consideration of the report prepared by Jennifer C. Beahm, P.P., AICP of Leon S. Avakian Inc., dated April 2021 entitled "Area in Need of Redevelopment Investigation Report" and conducted a public hearing on May 17, 2021, in accordance with the requirements of applicable law; and

WHEREAS, the Planning Board determined the Downtown Redevelopment Area meets the criteria under the LRHL to be declared a Non-Condemnation Area in Need of Redevelopment and adopted a resolution on June 7, 2021, confirming that finding; and

WHEREAS, Borough Council adopted Resolution 102-2021 determining the Downtown Redevelopment Area constitutes an Area in Need of Redevelopment under N.J.S.A. 40A:12A-5 (a) and (b); and

WHEREAS, the Borough Council adopted Resolution 38-2024 authorizing the Planning Board to conduct a preliminary investigation to determine whether additional properties in the Downtown designated as Block 304, Lots 5, 6, 7, 8, 9, 10, 12, 13, 15, and 16 and Block 301, Lots 13 and 18 and Block 401, Lots 64, 65, 66, 67 and 68 on the Borough Tax Map (the "Amended Downtown Study Area meets the criteria to be declared an Area in Need of Redevelopment in conjunction with its previous determination that the Downtown Study Area met the redevelopment designation under the LRHL; and

WHEREAS, the Planning Board conducted a public hearing and considered the report by the Planning Board Planner Jennifer C. Beahm, P.P. AICP of Leon S. Avakian, Inc. dated April 2021 which recommends the designation of the Amended Downtown Study Area as a non-condemnation Area in Need Redevelopment and the Planning Board adopted a Resolution on April 15, 2024 recommending that the Downtown Study Area continues to qualify as a Non-Condemnation Area in Need of Redevelopment; and the Amended Downtown Study Area constitutes a Non-Condemnation Area in Need of Redevelopment premised upon N.J.S.A. 40A:12A-5 (a) (b) (c), (d) and (h); and

WHEREAS, the Borough Council adopted Resolution 97-2024 on April 25, 2024, designating the Amended Study Downtown Study Area as Non-Condemnation Area in Need of Redevelopment premised upon N.J.S.A. 40A:12A-5(a)(b)(c)(d) and (h) (the "Redevelopment Area"); and

WHEREAS, the Borough Council authorized the Borough Planner, Jennifer C. Beahm, PP, AICP, to prepare a redevelopment plan for the Downtown Redevelopment Area including the Amended Downtown Study Area; and

WHEREAS, pursuant to the Governing Body's authorization, the Downtown Village Redevelopment Plan dated October, 2024, was prepared by Jennifer C. Beahm, PP, AICP (the "Redevelopment Plan"); and

WHEREAS, the Borough Council adopted the Redevelopment Plan by Ordinance 24-24 on December 5, 2024, and it requires, in part, that the Borough Council designate a redeveloper for each affected property within the Redevelopment Area should there be a request from an affected property owner and/or his/her designee; and

WHEERAS, the owner of 29 Main Street, located at Blok 304, Lot 1 (the “Property”), Sligo Bay, LLC filed an application with the Borough to be designated the redeveloper for the Property to allow for the use of a financial services business on the Property and to allow for a proposed sign which is intended to complement the existing architecture and contribute to a cohesive and attractive Main Street streetscape; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to designate Sligo Bay, LLC as the redeveloper for the Property in furtherance of the revitalization of the downtown redevelopment area; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it designates Sligo Bay, LLC as the redeveloper of the property designated as Block 304, Lot 1 bearing the address 29 Main Street within the Downtown Village Redevelopment Area in accordance with the requirements of the Downtown Village Redevelopment Plan; and

BE IT FURTHER RESOLVED that the Borough Council further authorizes the Borough Attorney and the Business Administrator the power to implement this Resolution and designation to ensure the Redeveloper’s action are consistent with the Downtown Village Redevelopment Area and the land use ordinances of the Borough of Eatontown.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	<div>CERTIFICATION</div> <div>I, Trina Lindsey, 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 October 28, 2026.</div> <div>Trina Lindsey, RMC, Borough Clerk</div>
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