

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, January 14, 2026

Borough Administrator
WILLIAM P. LUCIA III

Borough Clerk
TRINA LINDSEY

Borough Attorney
ANDREW BAYER

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. Municipal Building update

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

1. Roll Call, Moment of Silence
2. **APPROVAL OF MINUTES** (vv)
 - A. Regular/Closed Session Minutes - 12/17/2025
 - B. Reorganization Meeting Minutes – 01/01/2026
3. **COMMUNICATIONS**
 - A. Borough of Farmingdale, Resolution 2025-107 – Opposing S-4736
 - B. Township of Ocean, Resolution 25-237 – Opposing the closure or relocation of Monmouth Medical Center Hospital in Long Branch
 - C. JCP&L petition – Review and approval of deferred balances relating to, and an adjustment of, the Societal Benefits Charge Clause of its filed tariff
 - D. JCP&L petition – Constituting its annual filings with respect to the Non-Utility Generation Charge Clause of its filed tariff for 2021, 2022, 2023, 2024
 - E. Notice of Hearing – Eatontown Zoning Board of Adjustment – De Souza, Block 2609 Lot 4 – 16 Campbell Drive
4. **MAYOR'S REPORT**
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 - Administrator Lucia

7. OLD BUSINESS - None

8. PUBLIC COMMENT ON AGENDA ITEMS ONLY

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

10. NEW BUSINESS

A. PUBLIC HEARING – Park Development Application, NJ Green Acres Grant Program – Improvements to Wolcott Park

B. ORDINANCE INTRODUCTION (rc)

Ordinance 01-2026 – Ordinance accepting dedication of roadways on Fort Monmouth from the Fort Monmouth Economic Development Authority **First Reading/Introduction (Public Hearing 01/28/26)**

C. 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 26-2025 – 2026 Green Acres Park Improvement Application

2) Resolution 27-2026 – Resolution authorizing issuance of Class 5 Retail Cannabis License to Fresh Dispensary Eatontown, LLC

3) Resolution 28-2026 – Authorizing the purchase and installation of various equipment for four (4) Chevy Tahoe vehicles for the Eatontown Police Department, N.J. State Contract 17-FLEET-00761, 17-FLEET-00719, 17-FLEET-00768, \$89,990.87

4) Resolution 29-2026 – Authorizing transfer of tax overpayments due to tax appeals

5) Resolution 30-2026 – Authorizing the rental of a 24 x 64 standard doublewide trailer for the Department of Public Works, \$51,080.00

6) Resolution 31-2026 – Authorizing the rental of a restroom trailer for twelve months for the Department of Public Works, \$48,628.13

7) Resolution 32-2026 – Appointing alternate prosecutors for municipal court

8) Resolution 33-2026 – Authorizing approval and execution of the American Federation of State, County and Municipal employees New Jersey Council 73, AFL-CIO Local #3407 (AFSCME) union contract

9) Resolution 34-2026 – Authorizing tax sale certificate redemptions

10) Resolution 35-2026 – Authorizing submission for a grant for alcoholism and drug abuse for fiscal grant cycle July 2027 – June 2031 – fiscal year 2027

B. CONSENT AGENDA MOTIONS (vv)

1) December 2025 Zoning Report

2) December 2025 Tax Collector Report

3) 2025 Annual Report of Collections – Tax Collector

11. REMARKS OF COUNCIL AND CITIZENS

12. ADJOURNMENT (vv)

***The next meeting of the Governing Body is
Wednesday, January 28, 2026 @ 7:00 pm***

ORDINANCE 01-2026

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

**ORDINANCE ACCEPTING DEDICATION OF ROADWAYS ON FORT MONMOUTH FROM THE FORT
MONMOUTH ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, on May 7, 2024, FMERA and the Borough entered into a Memorandum of Understanding to contract to study, map, and recommend repair and/or replacement of portions of Nicodemus and Wilson (South) Avenues and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure, including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property and to transfer portions of Nicodemus and Wilson (South) Avenues to the Borough, as well as prepare bidding documents to make all necessary repairs and replacements;

WHEREAS, the Borough Council adopted Resolution 288-205 approving a second Memorandum of Understanding (the "MOU") to allow for the Borough's Special Projects Engineer, ARH Associates, to perform engineering services related to the study, map, repair, and/or replace portions of Nicodemus Avenue and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure (as required), including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property for the purpose of transferring Nicodemus Avenue (from Broad Street to Wilson Avenue), Wilson Avenue (from Avenue of Memories to Nicodemus Avenue), Tiros Avenue (from Vanguard Avenue to Nicodemus Avenue) and Vanguard Avenue (from Tiros Avenue to Wilson Avenue) (the "Fort Monmouth Roads") as fully compliant municipal roadways; and

WHEREAS, the Borough's Special Project Engineer has advised the Borough that Fort Monmouth Roads have been improved in substantial conformance with the approved plans and applicable Borough of Eatontown municipal roadway standards and that they are suitable for dedication and acceptance by the Borough of Eatontown for public use; and

WHEREAS, the Local Land and Buildings Law, N.J.S.A 40A:12-1, et. seq. authorizes a municipality to accept the dedication of public property from another public entity such as the State of New Jersey and its instrumentalities and agencies, and the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to accept the dedication of the Fort Monmouth Roads in conformance with its agreements with FMERA; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby accepts the dedication of Nicodemus Avenue from Broad Street to Wilson Avenue, Wilson Avenue from Avenue to Nicodemus Avenue, Tiros Avenue from Vanguard Avenue to Nicodemus Avenue and Vanguard Avenue from Tiros Avenue to Wilson Avenue for public purposes as depicted in the attached plan and the Mayor is authorized to execute deeds or other legal instruments necessary to accept the dedication of these roadways from FMERA.

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

1. Kara Kopach, Executive Director
2. William P. Lucia, III, Borough Administrator

DATE OF INTRODUCTION: 01/14/2026
DATE OF PUBLIC HEARING: 01/28/2026

APPROVED:

ATTEST:

ANTHONY TALERICO, JR., Mayor
Date:

TRINA LINDSEY, RMC, MUNICIPAL CLERK
Date:

RESOLUTION 26-2025

2026 Green Acres Park Improvement Application

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program State of New Jersey,

Provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Eatontown desires to further the public interest by obtaining total funding in the amount of \$576,002.01, in the form of \$288,001.01 matching grant and, if available, a \$288,001.01. Loan from the State to fund the following project: Wolcott Park repave, renovate and upgrade two tennis courts, four pickleball courts, add two additional pickleball courts, add family restroom to existing restroom facility.

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE BE IT RESOLVED, the governing body resolves that:

1. Anthony Talerico, Jr. Mayor, or the successor to the office of Mayor is hereby authorized to:
 - a. make application for such a loan and/or such a grant,
 - b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required in the amount of \$288,001.01;
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 14th day of January, 2026.

Trina Lindsey, RMC, Borough of Eatontown

	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 January 14, 2026. _____ Trina Lindsey, RMC, Borough Clerk
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

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

WHEREAS, the Borough adopted Ordinance No. 19-2021 (the “Ordinance”) authorizing and limiting cannabis business establishments in the Borough including three (3) Class 5 Cannabis Retailer Licenses in delineated areas through the Borough on August 5, 2021, and

WHEREAS, Fresh Dispensary Eatontown, LLC seeks to renew its Borough license to operate a Class 5 Retail facility at the Property and it has represented to the Borough that the CRC has renewed its application for the time period ending December 9, 2026; and

WHEREAS, the Borough has reviewed Fresh Dispensary Eatontown, LLC's renewal request under the applicable requirements of the Ordinance and has recommended the Borough Council approve the issuance of a Class 5 Retail license to Fresh Dispensary Eatontown, LLC for a one-year period ending on February 12, 2027.

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 Borough Clerk to issue a Borough license Fresh Dispensary Eatontown, LLC to operate Class 5 Retail Cannabis facility at the premises located at 315 Route 35, Building C, Store #5, Eatontown, NJ 07724.

- a. Fresh Dispensary Eatontown, LLC
- b. Kathy Muscillo, Director of Planning and Zoning
- c. Dena Amodea, Chief Financial Officer

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Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

 Trina Lindsey, RMC, Borough Clerk

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

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Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

 Trina Lindsey, RMC, Borough Clerk

BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

 Trina Lindsey, RMC, Borough Clerk

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

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Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mavor Talerico, Jr.							

Trina Lindsey, RMC, Borough Clerk

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

WHEREAS, the Borough of Eatontown via Resolution 06-2026 appointed the firm of Cleary Giacobbe Alfieri as the Municipal Prosecutor for 2026, term expiring December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey, hereby appoints the below named individuals as Alternate Municipal Prosecutors for Eatontown Borough Court for the 2026 Calendar year to be paid as the same rate as the firm of Cleary Giacobbe Alfieri:

	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 January 14, 2026.

Trina Lindsey, RMC, Borough Clerk

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

WHEREAS, the Borough Administrator along with the assistance from Labor Counsel and the AFSCME, Council 73, Local 3407 Bargaining Committee negotiated the terms and conditions of a labor agreement between the Borough of Eatontown and the AFSCME Union Membership resulting in an Agreement reached between the parties, setting forth all terms and conditions of the salaries and benefits for the years 2026-2029; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby approves the Agreement between the Borough of Eatontown and the AFSCME, Council 73, Local 3407 for the years 2026-2029 and the Mayor is authorized to execute the Agreement in a form approved by the Borough's Labor Counsel and the Borough Attorney.

1. AFSCME, Council 73, Local 3407
2. Chief Financial Officer.

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Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

 Trina Lindsey, RMC, Borough Clerk

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

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.

BLOCK	LOT	QUAL	NAME	AMOUNT CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
101	28		CHRISTIANA T C/F CE1/FIRSTTRUST	\$ 15,706.14	\$ 6,800	24-00001
2401	23		RTLf-NJ II LLC	\$620.28	\$100	25-00032

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Mayor Talerico, Jr.							

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

WHEREAS, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

NOW, THEREFORE, BE IT RESOLVED by the Borough of Eatontown, County of Monmouth, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Eatontown Municipal Alliance grant for fiscal year **2027** in the amount of:
GCSUD Grant Fund \$ 18,820.00
Cash Match \$ 4,705.00
In-Kind \$ 14,115.00
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

	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

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and shall be valid to authorize requests to acquire (1) "DEMIL A" property that may be made available through the 1033 Program and (2) "DEMIL B through Q" property both of which that may be made available through the 1033 Program during the time period for which this Resolution authorizes, with program participation and all property request authorization terminating on December 31, 2024.

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Mayor Talerico, Jr.							