

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 28, 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.

REGULAR MEETING 7:00 pm (or as soon thereafter)

- 1. Roll Call, Moment of Silence**
- 2. APPROVAL OF MINUTES (vv)**
 - A. Workshop/Regular Minutes - 01/14/2026**
- 3. COMMUNICATIONS**
 - A. Monmouth County Board of County Commissioners – Resolution Authorizing a Shared Services Agreement with other public entities wishing to join the lawsuit related to protecting against climate threat (PACT) resilient environments and landscape (REAL)**
- 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**
 - A. ORDINANCE ADOPTION**
 - 1. Ordinance 01-2026 – Ordinance accepting dedication of roadways on Fort Monmouth from the Fort Monmouth Economic Development Authority - *Public Hearing/Adoption***
- 8. PUBLIC COMMENT ON AGENDA ITEMS ONLY**
- 9. BILLS & CLAIMS & 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 37-2026** – Developers Agreement, Surrey Equities, LLC – Old Orchards, Block 2701, Lots 53, 60, 66 & 69
- 2) **Resolution 38-2026** – Developers Agreement, Eatontown Chicken (Popeye's)
- 3) **Resolution 39-2026** – Confirming Appointment of Borough Professionals
- 4) **Resolution 40-2026** – Authorizing tax sale certificate redemptions
- 5) **Resolution 41-2026** – Authorizing the execution of contracts for Professional Services in the Borough of Eatontown
- 6) **Resolution 42-2026** – Authorizing the County of Monmouth Mosquito Control Division to conduct aerial mosquito control operations within the Borough of Eatontown
- 7) **Resolution 43-2026** - Authorizing Grant Application to NJ Department of Community Affairs for Repairs to Wampum Park Gazebo
- 8) **Resolution 44-2026** – Supporting the location and operation of a cannabis retail facility operated by AYR Wellness NJ II, LLC f/k/a AYR Wellness NJ, LLC f/k/a GSD NJ LLC

B. CONSENT AGENDA MOTIONS (vv)

- 1) 2025 Historical Committee Report

11. REMARKS OF COUNCIL AND CITIZENS

12. CLOSED SESSION

A. Resolution 45-2026

1. Potential Litigation

13. ADJOURNMENT (vv)

***The next meeting of the Governing Body is
Wednesday, February 11, 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:

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

BE IT RESOLVED that the following appointments to the professional positions for the Borough of Eatontown for the term of 1/28/2026-12/31/2026 (unless otherwise noted) are hereby confirmed:

APPRAISER FOR TAX APPEALS	Gagliano & Company
ALTERNATE PUBLIC DEFENDER	Kevin Buchan, Esq.
AFFORDABLE HOUSING ADMINISTRATIVE AGENT	Community Grants, Planning & Housing (CGP&H)
HOUSING REHABILITATION PROGRAM ADMINISTRATOR	Community Grants, Planning & Housing (CGP&H)
REDEVELOPMENT/BOND COUNSEL	McManimon, Scotland & Baumann, LLC
BOROUGH PHYSICIAN	Family First Urgent Care

	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 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.							

**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
2803	32.07		DAXUAN WANG	\$ 532.02	\$ 1,200	25-00039
3901	9.14		PRO CAP 8 FBO FIRST TRUST BANK	\$534.88	\$300	24-00031
3901	9.23		BK HOLDINGS	\$11,242.87	\$20,100	25-00056
1107	5		AMERICAN TAX LIEN FUND LLC	\$594.66	\$900	25-00018
2403	77		RTLJ-NJ II LLC	\$ 945.73	\$ 800	25-00034
1502	38		DAXUAN WANG	\$ 962.18	\$ 900	25-00025

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

RESOLUTION 41-2026

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

AUTHORIZING EXECUTION OF CONTRACTS FOR PROFESSIONAL SERVICES IN THE BOROUGH OF EATONTOWN

WHEREAS, the Borough of Eatontown is in need of qualified professionals for the year 2026; and

WHEREAS, the below listed appointments were made effective January 1, 2026, after selection through the "Fair and Open" process established by N.J.S.A. 19:44A-20.5 et seq. and Borough Ordinance 35-2006; and

WHEREAS, the contracts for services submitted by the below listed professionals were reviewed and approved by Andrew Bayer, Borough Attorney and William P. Lucia, III, Administrator of the Borough of Eatontown.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorized the execution of contracts for the provision of services as listed below commencing January 1, 2026 and ending December 31, 2026, per the Contracts for Services on file in the Office of the Borough Clerk according to the New Jersey State Records Retention Schedule established by N.J.S.A. 47:3-15 et seq. and approved by the State Records Committee.

BOND ATTORNEY	Meghan A. Bennett of Dilworth Paxson
SPECIAL COUNSEL	Rainone Coughlin Minchello / Spiro, Harrison & Nelson, LLC / Padula Law Group, LLC Cleary, Giacobbe, Alfieri & Jacobs, LLC / King, Moench & Collins, LLP
LABOR ATTORNEY	O'Toole Scrivo, LLC
ARCHITECT	Parallel Architectural Group, LLC
AUDITOR	Oliwa & Company
SPECIAL PROJECTS ENGINEER	ARH Associates / Morgan Engineering
BOROUGH PLANNER	Jennifer Beahm of Leon S. Avakian, Inc and ARH Associates
HEALTH INSURANCE BROKER	Brown & Brown
PROSECUTOR	Cleary Giacobbe Alfieri & Jacobs, LLC
PUBLIC DEFENDER	Anthony L. Cherry, Jr.
PROPERTY/CASUALTY INS. BROKER	Acrisure, LLC
FINANCIAL ADVISORY SERVICES	NW Financial
RISK MGMT. CONSULTANT	Acrisure, LLC

	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 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.							

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

WHEREAS, the Borough of Eatontown desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$121,444.00 to carry out a project to repair and restore the Wampum Park Gazebo; demolish and replace concrete floor, repair and upgrade electric, replace light fixtures, replace roof shingles, replace wood railings, supply and install new benches, and attach to wood railings, repair and re-stain all wood surfaces.

1) Does hereby authorize the application for such a grant; and,

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

Anthony Talerico, Jr.
Mayor

William P. Lucia III
Borough Administrator

	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 28, 2026.

Trina Lindsey, RMC, Borough Clerk

RESOLUTION 44-2026

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

**SUPPORTING THE LOCATION AND OPERATION OF A
CANNABIS RETAIL FACILITY OPERATED BY AYR WELLNESS NJ II LLC
f/k/a AYR WELLNESS NJ, LLC f/k/a GSD NJ LLC**

WHEREAS, Ayr Wellness NJ, LLC ("Ayr") currently operates, at 59 Route 35 North, Eatontown, NJ 07724 (the "Property"), a medicinal marijuana dispensary facility pursuant to an alternative treatment center permit issued by the Cannabis Regulatory Commission under the Jake Honig Compassionate Use Medicinal Cannabis Act (the "Medical License"), and a Class 5 Retailer license issued by the Cannabis Regulatory Commission under the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMMA") (the "Personal Use Licenses" and together with the Medical License, the "Licensed Cannabis Business").

WHEREAS, Ayr is engaged in a corporate restructuring which will result in the transfer of the Licensed Cannabis Business to a newly-formed entity named Ayr Wellness NJ II LLC, without disruption or material change to the operation of the business at the Property.

WHEREAS, it is the intention of the Borough Council of the Borough of Eatontown through issuance of this Resolution to establish municipal approval for Ayr Wellness NJ II LLC to continue the operation of the Licensed Cannabis Business at the Property.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey as follows:

1. Borough Council of the Borough of Eatontown recognizes that the continued operation of the Licensed Cannabis Business located at the Property will continue to create positive economic development for the immediately surrounding area and Borough as a whole.
2. This Resolution is intended as a manifestation of the Borough Council of the Borough of Eatontown's approval for AYR Wellness NJ II LLC to continue operating the Licensed Cannabis Business at the Property.
3. The Borough Council of the Borough of Eatontown also authorizes its solicitor and/or zoning officer to issue any required letter or affidavit confirming that the Property conforms to local zoning requirements for activities related to the operation of a cultivation, manufacturing, and/or retail establishment.
4. The issuance of this resolution will not exceed any limits placed on the number of licensed cannabis establishments permitted to operate within the Borough of Eatontown.

This resolution shall take effect immediately

BE IT FURTHER RESOLVED as follows:

1. Ayr Wellness NJ II LLC is registered to do business in the State of New Jersey.
2. A copy of this Resolution shall be forwarded to the following:
 - a. Ayr Wellness NJ II LLC
 - b. Kathy Muscillo, Director of Planning and Zoning

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Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico, Jr.							

RESOLUTION 45-2026

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

**AUTHORIZING EXECUTIVE SESSION UNDER THE OPEN PUBLIC MEETINGS ACT
FOR THE MAYOR AND COUNCIL OF THE BOROUGH OF EATONTOWN**

WHEREAS, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., a municipality may exclude the public from a meeting of the Municipal Council where the Council intends to discuss certain matters for which privacy is needed in order to protect the public interest or certain enumerated private interests; and

WHEREAS, it is necessary for the Mayor and Council of the Borough of Eatontown to discuss in session not open to the public certain matters that are required by law to be confidential, more specifically:

1. Potential Litigation

WHEREAS, it is anticipated that the minutes from the deliberations conducted in closed session may be disclosed to the public upon the determination that the public interest will no longer be served by such confidentiality.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorize the above-referenced executive session to be held closed to the public, on January 28, 2026.

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