

ADDITIONAL MEETING OF THE EATONTOWN PLANNING BOARD
August 7, 2023

Call to Order

Mr. Woloshin called this additional in-person meeting to order at 7:03 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and that the Asbury Park Press and the Star Ledger have been notified and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall and on the Borough website.

Roll Call

Members Present:

Chairman Woloshin
Vice-Chairperson Silva
Councilmember East
Mayor Talerico
Mr. Diedrichsen
Barry Roth
Deborah Martinock
Mr. Regan
Mr. Alcott

Absent: None

Also present: Atty. Marc Leckstein; Board Planner, Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Mr. Regan and seconded by Mr. Roth to approve the minutes of July 11, 2023.

Ayes: Mr. Regan, Mr. Roth, Chairman Woloshin, Vice-Chair Silva, Councilmember East, Mr. Diedrichsen, Mayor Talerico Ms. Martinock

Nays: None

Not Eligible: Mr. Alcott

Resolution to be Memorialized

None

Old Business

None

New Business

Planning Board member Virginia East recuses herself because she has a conflict.

Master Plan Re-Examination

Atty. Leckstein swears in the Board Planner, Jennifer Beahm.

Ms. Beahm explains that the MLUL requires a municipality to re-examine their Master Plan at least every ten years. It can be re-examined at any point prior to that time as well, should the need arise. Ms. Beahm explains what is being looked at in this re-examination. She explains that Section A is verbatim the goals and objectives from the 2018 re-examination. Section B, which is on page 6, reviews which problems have increased, decreased, etc. Beginning on page 7, all of those items have been identified and actions or inactions have been identified. The Zoning Map needs to be updated. There were some recommendations regarding buffer requirements, native species, monoculture, etc.,. There were also some recommendations regarding storm water management. There are recommendations regarding EV charging stations. Regarding existing billboards, they can be upgraded, but no new billboards are permitted. A change in demographics is addressed in keeping with the Census information that has been provided.

There is also a recommendations for the Old Orchard Golf Course. This property has been the subject of possible re-development for at least 15 years. At some point, the owners are going to be selling it and there should be a recommendation on what to do with it. The next round of affordable housing requirements are coming in 2025. The thought is to figure out what would work on this large parcel, which would take into consideration the neighbors and come up with a proposal that may be amenable to the governing body. This Board does not have the ability to re-zone, it is a recommendation. The Planning Board can make recommendations, the governing body can re-zone.

Ms. Beahm reviews the re-development areas.

Affordable housing is discussed and that in July of 2025, Eatontown loses its immunity. It is discussed how possible affordable housing requirements can affect the Old Orchard parcel

The Board Planner is recommending that the north side of the property, north of the stream, would be senior housing constructed on smaller lots, 100 ft. buffer around this area, 45 acres of preserved open space and commercial along the Route 36 corridor. There are recommendations for different uses on the commercial piece and they are reviewed.

Atty. Leckstein states that the recommendations that come from the Planning Board go to the Borough Attorney to draft an ordinance for the Borough Council to consider.

Chairman Woloshin opens up the meeting to the public.

Ron Gasiorowski, Esq., states that he has been retained by resident Maria Kaarscarem for this matter. He asks numerous questions regarding possible Old Orchard Golf course uses and if there is currently an application that has been submitted.

Atty. Leckstein reiterates that the Planning Board's job is to plan and the choice is to be on defense or offense as to how the parcel can be used. As it stands now, there would be considerable houses build along the Route 36 corridor and does that make good planning sense. The parcel was given a R-32 zoning designation many years ago, which, now does not seem appropriate. This is an opportunity to suggest the proper uses for this parcel and along route 36 with this parcel.

A short recess is taken from 8:07 p.m. until 8:12 p.m. Atty. Leckstein states that all Board members that have been on the dais prior to the recess, have returned.

Thirteen residents commented, as well as asked questions regarding the Old Orchard parcel and the Master Plan Re-Exam. Those residents are as follows:

1. Mr. Jay Mele, 54 Reynolds Dr.
2. Mr. Navarrede, 74 Reynolds Dr.
3. Mr. Frank Scatuorchio, 28 Monmouth Road
4. Ms. Dee Slattery, 91 Roanoke
5. Mr. Rich Mosca, 16 Larkspur Drive
6. Mr. Al Baginski, 39 Irving Place
7. Ms. Leslie Mele, 54 Reynolds Drive

8. Ms. Francine Widrich, 86 Reynolds Dr.
9. Mr. Ryan Mele, 54 Reynolds Drive
10. Ms. Wanna Chin, 8 Carmel Way
11. Sara Breslow, 11 Lake Drive
12. Ms. Jackie Renna, 321 Broad Street
13. Ms. Laura Bagwell, 24 Elizabeth Parkway

Chairman Woloshin closes the public portion of the meeting.

Atty. Leckstein reviews the requested additions to the Re-examination:

1. An open space consideration
2. Prohibited access onto Reynolds Drive
3. Overall deer management plan

Mayor Talerico makes a motion with these additions and also if the governing body considers re-zoning this property (Old Orchard parcel), that substantial buffering be incorporated into the zoning.

Multiple Board members discuss several aspects of the Re-examination.

Mayor Talerico's motion is seconded by Mr. Roth.

Ayes: Mayor Talerico, Mr. Roth, Chairman Woloshin, Mr. Diedrichsen, Ms. Martinock

Nays: Mr. Regan, Mr. Alcott

Abstention: Vice-Chair Silva

No Eligible: Councilmember East

Att. Leckstein states that he has prepared a Resolution for adoption allowing the scenario that a resolution was passed.

Motion is made by Mayor Talerico and seconded by Chairman Woloshin to adopt the resolution.

Ayes: Mayor Talerico, Chairman Woloshin, Mr. Diedrichsen, Mr. Roth, Ms. Martinock

Not eligible: Vice-Chair Silva, Councilmember East (recusal), Mr. Regan, Mr. Alcott

Correspondence

None

Close Meeting

Motion is made at 10:05 p.m. to close the meeting by Mr. Alcott and seconded by Chairman Woloshin to close the meeting.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary