



Eatontown Environmental Commission
Borough Hall
47 Broad Street
Eatontown, NJ 07724
<http://eatontownnj.com/environmental/>

2019 - SPECIAL MEETING - July 26, Minutes

Members	Committee/Responsibility	J	F	M	A	M	J	J	A	S	O	N	D
Edward Dlugosz	Chair; Water, FMERA							X					
John Batinsey	Lighting												
Ken Kretsch	Planned Land Use												
Sara Breslow	Open Space, Secretary							X					
Steve Fratini	Complete Streets							X					
Matt Jacobs	Associate												
Jasmine Story	Council Liaison							X					
Roger Greene	Solid Waste												
Cherron Rountree	Borough Admin							X					
Anthony Talerico	Mayor							X					
Erik Brachman	PB/ZB Secretary							X					

1. Meeting started at 10 a.m.
2. Special meeting to discuss Steve's Open Space proposal. Email correspondence attached as well.
3. Steve reviewed his proposal. Thanked Sara and Laura Bagwell for input.
4. Goals:
 - 10-minutes to parks. Only 58% of our population can do this. Janice Grasso, Rec, is working with Cherron on possible grants.
 - Shield residents from intrusive development. Ex. Steve's experience with DCH project being too close to homes. Residents are not professionals. Erik said if it's permitted use, would have to rezone to protect. DCH used seismic testers within regs. Steve noted that Brightview project has similar issue. Close to homes.
 - Enhance property values. Opposite happens when live next to gas stations instead of parks.
5. Steve said the site of the former roller rink is for sale. Maybe the Boro could buy the land closest to the homes as extra buffer. Erik said pocket parks are a liability to the Boro to maintain and oversee. In the 80s, there was a land grab, but now not advantageous to the Boro. Also, Boro loses taxes. These parcels produce no income plus costs incurred with maintenance. Anthony said commercial properties are taxed on income, which can drop, but not homes.



6. Discussion of grants. Cherron said Complete Streets applied for Eatontown Greenway grant. NJTPA would like to see because approval of one leads to approval of others. Steve said trying to create paths for walking and biking to mall, work, parks, etc.

7. Section 3.2 deals with identifying parcels like Wyckoff near Rt. 18 borders Husky Brook. Status of property? Steve suggested Boro ask State to give to County so no maintenance for Eatontown. Erik thinks it belongs to Deep Woods Association. Anthony said status is unknown.

8. Steve said goal is to get ahead of development by creating buffers instead of dealing with problems when projects are submitted.

9. Section 3.3 deals with loss of open space in town. Creates flooding issues, too. Anthony said Mayor Gerry Tarantolo met with Monmouth Conservation Authority to get Wampum Park. Cherron will contact them.

10. Steve reviewed actions:

- Status of current properties
- Select targeted properties such as Deep Woods lot, roller rink, Old Orchard, between DMV. Also, sliver that can connect path from Wolcott to Wampum. Property has about \$200,000 in liens but only about \$17,000 owed to Eatontown.
- Funding.

11. Anthony said Boro used to have income from Comcast for Open Space fund. Surplus was used in part for Husky Brook Park.

12. Cherron created list of properties. Gene Anthony reviewed tax list. Goal was to sell off sliver properties that are not buildable lots and worthless to town. Steve wants to sell off those of no benefit and use money to purchase larger lots that are.

13. Anthony asked about railway property near Tinton and Taylor, which is half-paved and buildable and would not lose green space. Steve said doesn't help for connectivity paths.

14. Discussed Nottingham to Kingsley as pathway. Has to cross Wyckoff and no sidewalks on that side of Wyckoff.

15. Anthony said assume all agree on selling "useless" properties. Wants to get rid of adverse possession liability (like could have been claimed in Brightview project).

16. Sara suggested negotiating with developers. Erik said involves Pay-to-Play risks.

17. Steve noted property behind Lowe's. Erik said it's "banked" for extra parking space if needed. Anthony mentioned Frangella horse farm. Steve said that's why we need to plan ahead of the curve. Another example is Cabaret.

18. Erik suggested funds be set aside from sales and Cherron said money could be moved internally. Anthony said for example, shared court services savings was not targeted money, but agreed internally where to use. If dealings were made public, it would impact property values.

19. Cherron said need to decide which spaces to preserve, which not fit/need, what private parcels if we could get, get. Pool money to make it work. Council has a list of open space inventory. Discussion on pros and cons of ROSI designated properties. Jasmine has.

20. Grant application for Technical Assistance for \$40K. If win, get technical assistance.

21. Anthony said Fort is a challenge to blend old into new. Steve said it's an opportunity. Anthony agreed as per bike racks, sidewalks, pathways, etc. Fort is not yet part of Eatontown until projects approved by Planning Board. The Sculpture Gallery is deeded as Open Space.



22. Erik invited Steve to review properties in his office.

23. Adjourned 11:25 a.m.

Attach emails.