

Borough of Tinton Falls Planning Board
Regular Meeting of December 13, 2017

Chairman Cunningham called the meeting to order at 7:30 P.M. Chairman Cunningham read the following statement: "This is a regular meeting of the Tinton Falls Planning Board and is being held in compliance with the New Jersey Open Public Meetings Act. Adequate notice of this meeting has been given by posting on the Bulletin Board of the Municipal Building and by advertising in the Asbury Park Press and The Coaster."

ROLL CALL:

Present: Chairman Cunningham, Mr. Lodato, Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Clayton, Mr. Natter, Mr. Mirarchi

Absent: Ms. Guarino, Mr. Collins

Others: Dennis Collins, Esq., Board Attorney
Tom Neff, Board Engineer
Malvika Apte, Board Planner
Deanna Keefer, Board Secretary

All present stood for a Salute to the Flag

PLANNING BOARD BUSINESS:

CITIZEN SERVICE ACT COMPLIANCE- Chairman Cunningham indicated that Ms. Guarino and Mr. Collins are absent due to business meetings and asked for a motion to accept said absences as excused. *Mr. Lodato offered a motion to excuse the absences of Ms. Guarino and Mr. Collins. The motion was seconded by Mr. Clayton. All voted in favor.*

PROFESSIONAL REPORTS- None

APPROVAL OF MINUTES-

Chairman Cunningham indicated that the board had received the minutes of the November 8, 2017 meeting, and asked if there were any comments or changes regarding same from the board. Hearing none, he asked for a motion to accept the minutes as submitted.

Mr. Mirarchi offered a motion to accept the November 8th minutes as submitted. The motion was seconded by Councilman Baldwin.

ROLL CALL:

AYES: Chairman Cunningham, Mr. Lodato, Councilman Baldwin, Mr. Romanov, Mr. Clayton, Mr. Natter, Mr. Mirarchi

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NAYS: None
ABSENT: Mr. Collins
INELIGIBLE: Ms. Guarino, Mayor Turning

NEW BUSINESS-

Chairman Cunningham advised the public of the procedural rules of the Tinton Falls Planning Board.

***PB #2017-12 Trinity Hall
Block 101.02 Lot 2
Preliminary & Final Major Site Plan***

Chairman Cunningham clarified that applicant is seeking Preliminary and Final approval for Phase 2 and Preliminary approval only for Phase 3.

Attorney Collins stated for the record that the notice to adjoining property owners and affidavit of publications have been reviewed, are in order and the board has jurisdiction to hear this matter.

The following exhibits are entered:

- A-1: Preliminary & Final Major site plan prepared by Patrick B. Lynam, PE of Maser Consulting, dated 10/20/2017 consisting of 14 sheets.
- A-2: Architectural plans prepared by J. Robert Hillier, RA, dated 10/5/17 consisting of 11 sheets.
- A-3: Colorized version of the landscaping plans that were submitted

Attorney Collins swore in the Patrick Lynam PE, engineer present on behalf of the applicant. Attorney Collins also swore in the board professionals.

Mr. Giunco, attorney representing the applicant, gave a brief overview of the application. Mr. Giunco indicated that Phase 2 of this project is an additional classroom building, and Phase 3 is a support office building and a gymnasium.

Mr. Lynam presented his credentials to the board and is accepted as an expert witness.

Mr. Lynam described to the board the existing conditions of the site and the proposed plan. Mr. Lynam noted the following about the existing conditions: Trinity Hall is an all-girls school serving grades 9-12; the existing building is approximately 19,267 square feet. Mr. Lynam indicated the applicant is proposing to expand the school in two phases. Phase 1 is the

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existing building that was repurposed. Phase 2 is the addition to the school on the East side, and Phase 3 includes the gymnasium to the Northeast corner of the property. Mr. Lynam also indicated that Phase 2 includes the expansion of the driveways and parking areas. Mr. Lynam indicated that shade trees, shrubs as well as street trees are being proposed with both Phases.

Mr. Lynam described the enhanced site lighting that is being proposed, including re-purposing existing lighting as well as supplementing the existing lighting with new components to complement the proposed parking lot improvements.

Mr. Lynam gave testimony regarding the proposed construction trailer, and its placement during each phase.

Mr. Lynam explained the variances from which the applicant is seeking relief including the following:

- Rear Yard setback of 30 feet, whereas the proposed gymnasium is 21 feet from the property line.
- Screened area for truck loading is required, whereas no screening is provided.
- Maximum directional sign area of 3 square feet, whereas an 8 foot sign presently exists and will remain.
- One wall sign is permitted, whereas a total of 7 wall signs are proposed.
- Wall signs not to exceed 24 square feet, whereas one of the signs is proposed to be 100 square feet.

Ms. Apte clarified that according to FMERA regulations, the property has 2 side yards, and they would in fact comply with the sideyard setback guidelines.

Mr. Lynam explained the design waivers that are required for the proposed project. These waivers pertain to location of refuse containers, landscaping, driveway width, fence height and lighting on the site.

Mr. Lynam indicated that in lieu of installing sidewalk, the applicant will make the necessary contribution to the Borough's sidewalk fund.

Mr. Lynam discussed the waiver regarding the Storm Water Management basin, the property constraints and why the system needs to be underground.

Mr. Lynam indicated that the applicant will be seeking to reuse the soils from the site if they can be certified by a Geotechnical Engineer.

Mr. Lynam testified that outside of the items discussed, they are able to comply with all other items on both the T&M and CME review letters.

Mr. Neff asked Mr. Lynam to discuss the parking requirements of the site, stating that 168 parking spaces are required and 193 are proposed.

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Mr. Neff asked Mr. Lynam to discuss the circulation of the site, as far as busses and student parking. Mr. Lynam demonstrated the circulation process to the board, indicating that the bus drop off area will also be used as a delivery loading zone.

Mr. Neff asked Mr. Lynam to discuss the emergency access onto Hope Road. Mr. Lynam indicated that the access is intended to be used for emergency vehicles, and they may work with county to provide a breakaway chain to deter other use. Mr. Lynam indicated that this access will be used for construction vehicles for phase 2, and later used for emergency vehicles during phase 3.

Mr. Neff indicated that there is no major traffic impact to the neighborhood.

Ms. Apte asked if there was any landscaping proposed along Hope Road where the gymnasium is proposed. Mr. Lynam indicated that there will be landscaping added to said area.

Ms. Apte asked Mr. Lynam to expand on his testimony regarding the refuse area. Mr. Lynam indicated that the refuse area is currently located at the southwest corner of the existing building. This location will be maintained during phase 2, and during phase 3 will be re-located to the Northwest corner of the back property line.

Mr. Lodato asked about a stream or drainage ditch located on the site plans. Mr. Lynam indicated that the area in question is Wampum Brook and is a drainage ditch that the military put in many years ago.

Mr. J. Robert Hillier F.A.I.A is sworn in, and accepted as an expert witness by the board.

Throughout his testimony Mr. Hillier enters the following exhibits:

- A-4: Google maps image with site plan
- A-5: Rendering- Aerial view
- A-6: Rendering-Main Entrance
- A-7: Rendering-view from South East
- A-8: Overall First Floor Plan
- A-9: Addition- First Floor Plan
- A-10: Addition- Second Floor Plan
- A-11: Roof Plan
- A-12: Building Sections
- A-13: Exterior Elevations
- A-14: Exterior Elevations Enlarged-1
- A-15: Exterior Elevations Enlarged-2
- A-16: Color Rendering of Monument Sign

Mr. Hillier, using Exhibit A-1, demonstrated the bus drop off area, updated parking areas, sidewalks, and the proposed addition.

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Mr. Hillier demonstrated the architecture of the building, building materials and signage using multiple exhibits. Mr. Hillier also gave an in-depth overview of the layout of the school, including the different classrooms, offices, rest rooms and roof design.

Mr. Neff indicated that there was concern regarding blank walls over the gymnasium and asked if this would be addressed in Phase 3. Mr. Hillier stated that it has not been finalized yet, but indicated that they may have windows to break up the blank wall.

Mr. Hillier discussed the materials of the building using renderings of the elevations and showing the board samples of the brick and stone that will be used on the building.

Mr. Hillier used Exhibit A-16 to describe the monument sign that is being proposed.

Ms. Apte asked if the sign will be illuminated, and Mr. Hillier stated that it would be illuminated.

Mr. Mirarchi asked the total size of the Phase 2 building. Mr. Neff clarified that the footprint of the building is 11,175 square feet, total square feet would be just over 22,000 square feet.

Mr. Clayton asked if there were male teachers and asked if there were separate rest rooms for them. Mr. Hillier stated that they are proposing 2 bathrooms with multiple stalls as well as 2 individual bathrooms.

Mr. Lodato asked what the student capacity would be with the expansion. Mr. Giunco indicated that the current enrollment is 201, expected enrollment is 320, and the building capacity is 400.

Mr. Lodato asked what the parking situation would be during a parent-teacher conference for that many students. Mr. Giunco indicated that the conferences would be scheduled in a staggered manner so that all conferences would not occur at one time.

Andrew Jaiw PP, is sworn in, and accepted by the board as an expert witness.

Mr. Jaiw discussed the how the proposed project is supportive of the Borough's Master Plan, and Municipal Land Use Law.

Mr. Jaiw briefly discussed the variances associated with the project.

Ms. Apte asked if Mr. Jaiw feels that the project meets the goals of the Fort Monmouth Redevelopment plan. Mr. Jaiw confirmed that the educational purpose is on point with said goals.

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Ms. Apte asked Mr. Jaiw to discuss the variance associated with the location of the refuse area in the front area. Mr. Jaiw addressed same.

Chairman Cunningham asked if any members of the public had any questions or wished to make a statement. Hearing none, he closed the public session.

Chairman Cunningham recognized acknowledgement of the school's success in a recent magazine article.

Chairman Cunningham asked if there was a location for the custodial services. Ms. Sciarillo indicated that the school brings in their custodial services from outside companies.

Mr. Lodato offered a motion to grant Preliminary & Final Approval on Phase 2 and Preliminary approval on Phase 3 with variances and waivers to Trinity Hall. The motion was seconded by Mr. Clayton.

Attorney Collins reviewed the variances and waivers associated with the approval.

ROLL CALL:

AYES: Mr. Lodato, Mr. Clayton, Chairman Cunningham, Councilman Baldwin, Mr. Romanov, Mr. Mr. Natter, Mr. Mirarchi, Mayor Turning

NAYS: None

ABSENT: Ms. Guarino, Mr. Collins

INELIGIBLE: None

Mayor Turning expressed his honor to vote "yes" on this application and how proud he is of what Trinity Hall has brought to the Borough of Tinton Falls.

The board takes a five minute recess.

RESOLUTIONS-

PB #2017-07: DeLisa Waste Services

Block 145 Lots 19 & 20

Preliminary & Final Major Site Plan

Chairman Cunningham indicated that board had received a copy of the resolution regarding the above matter and asked if there were any questions or comments regarding same. Hearing none, he asked for a motion to memorialize the resolution.

Mr. Mirarchi offered a motion to memorialize a resolution granting Amended Preliminary & Final Site Plan approval to DeLisa Waste Services. The motion was seconded by Mr. Natter.

ROLL CALL:

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AYES: Mr. Mirarchi, Mr. Natter, Chairman Cunningham, Mr. Lodato, Councilman Baldwin, Mr. Romanov, Mr. Clayton

NAYS: None

ABSENT: Ms. Guarino, Mr. Collins

INELIGIBLE: Mayor Turning

OPEN PUBLIC DISCUSSION: No public present

Mr. Lodato offered a motion to close the public session. The motion was seconded by Mr. Mirarchi. All present voted in favor.

Mayor Turning expressed his appreciation for the volunteerism of the board members, and the hard work of the members and the board professionals.

REEXAMINATION OF THE MASTER PLAN REPORT:

Attorney Collins explained to the board the requirement, and process of the Master Plan Reexamination Report.

Ms. Apte briefly reviewed the process she completed to prepare the Reexamination Report. Ms. Apte stated that the report concludes that the twelve goals and almost seventy objectives from the 2007 Master Plan, still remain relevant in the Borough of Tinton Falls today. Ms. Apte stated that the recommendation that has been made is to encourage a balanced Land Use Development, and overall recommends that the goals and objectives remain relevant.

Chairman Cunningham asked if the board had any questions. Hearing none, he asked if anyone in the public wished to speak.

Gary Shecker of Oceanport asked what stage the Borough was in regarding the Master Plan. Attorney Collins explained that the board is not currently reviewing the Master Plan, and how the Reexamination Report differs from the Master Plan.

Mr. Shecker asked how an individual could ask the governing body for a revision to the Master Plan. Attorney Collins explained that the process would start with the Council.

Mr. Shecker stated that he feels the Master Plan is flawed in respect to the IOP zone, and discussed why he feels that way.

Mr. Lodato offered a motion to close the public session. The motion was seconded by Mr. Mirarchi. All present voted in favor.

Mr. Lodato offered a motion to adopt the Master Plan Reexamination Report draft dated November 16, 2017. The motion was seconded by Mr. Mirarchi.

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ROLL CALL:

AYES: Mr. Lodato, Mr. Mirarchi, Chairman Cunningham, Councilman Baldwin, Mr. Romanov,
Mr. Clayton, Mr. Natter

NAYS: None

ABSENT: Ms. Guarino, Mr. Collins, Mayor Turning

INELIGIBLE: None

Chairman Cunningham indicated that our next meeting will be January 10, 2018.

Chairman Cunningham thanked Mr. Lodato and Ms. Guarino for their service to the board, indicating that their terms are expiring.

EXECUTIVE SESSION: Not needed

ADJOURNMENT:

Mr. Lodato offered a motion to adjourn the meeting at 9:30 p.m., the motion was seconded by Mr. Mirarchi. All present voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: January 10, 2018