

Borough of Tinton Falls Planning Board
Regular Meeting of March 22, 2017

Chairman Cunningham called the meeting to order at 7:30 P.M. Mr. 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: Mr. Collins, Ms. Guarino

Others: Dennis Collins, Esq.
Thomas Neff, T&M Associates, Board Engineer
Jennifer Beahm, CME Associates, Board Planner
Deanna Keefer, Board Secretary

All present stood for a Salute of the Flag

PLANNING BOARD BUSINESS:

CITIZEN SERVICE ACT COMPLIANCE- Chairman Cunningham indicated that the board needed to address Mr. Collins' absence from the January 11th meeting. After said meeting the board secretary was informed that Mr. Collins was in attendance of another meeting in Borough Hall. Chairman Cunningham then stated that there are two absences tonight, Ms. Guarino and Mr. Collins. Both board members gave advance notice to the board secretary, noting that they had business obligations and were unable to attend tonight's meeting. Chairman Cunningham asked if there were any objections to said absences, no objection is made.

Mr. Mirarchi made a motion to accept the absences of the January 11th, and the March 22nd meeting; 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 January 11th Re-organization meeting. Chairman Cunningham asked if there were any questions or comments in regards to said minutes. Hearing none, he asked for a motion to accept the minutes as submitted.

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Mr. Lodato offered a motion to accept the January 11th minutes as submitted. The motion was seconded by Mr. Mirarchi.

ROLL CALL:

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

NAYS: None

ABSENT: Mr. Collins, Ms. Guarino

INELIGIBLE: None

RESOLUTIONS: *None*

NEW BUSINESS:

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

**Jersey Shore Premium Outlets-PB #2017-03
Block 135 Lot 1.02
Amended Preliminary and Final Major Site Plan**

Attorney Collins stated that this matter is Jersey Shore Premium Outlets, the notice to adjoining property owners has been reviewed, are in order, and the board has jurisdiction to hear this matter.

The following Exhibits are entered:

A-1 Amended Site Plan prepared by K.B. Cahill of Bohler Engineering, consisting of 2 sheets, dated 11/21/2016

A-2 Color rendering of Site Plan sheet 1 of 2 prepared by K.B. Cahill Bohler Engineering, dated 11/21/2016

A-3 Color rendering of Site Plan sheet 2 of 2 prepared by K.B. Cahill Bohler Engineering, dated 11/21/2016

A-4 Color Rendering Temporary Cart Exhibit, dated 3/20/17

A-5 Building Envelope Exhibit, prepared by Bohler Engineering, dated 3/20/2017

Attorney Collins swore in the following professionals and witnesses on behalf of the applicant:

Janet Porter, General Manager of Jersey Shore Premium Outlets
Keith Cahill, P.E., Bohler Engineering

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Louis D'Arminio, attorney for the applicant, gave an overview of the application.

Ms. Porter gave an overview of her background and expertise. Her qualifications are accepted by the board.

Ms. Porter gave an overview of the existing operations at the outlet mall, and the proposal to upgrade the facilities. The proposal includes expanding the approvals in the four corners of the center to include seating areas, as well as clothing bins in five locations just outside the parking lot.

Ms. Beahm questioned Ms. Porter regarding the proposed clothing bins.

Ms. Porter gave testimony to support questions from the board and the board professionals.

Mr. Cahill gave an overview of his background, education and expertise. His qualifications are accepted by the board.

Mr. Cahill gave a detailed overview project, including both the existing and the proposed conditions.

Discussion ensued regarding a report submitted by the Borough's Fire Marshal.

Mr. Cahill gave testimony to support questions from the board and the board professionals.

Mr. Lodato made a motion to approve Jersey Shore Premium Outlets for amended Preliminary & Final Site plan with the conditions as stated by Attorney Collins. The motion was seconded by Mr. Mirarchi.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins, Ms. Guarino

INELIGIBLE: None

CLOSING-

Chairman Cunningham asked if there were any public present that would like to address the board. Hearing none he asked for a motion to close the public session.

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

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Chairman Cunningham indicated that the next meeting is scheduled for April 12, 2017.

EXECUTIVE SESSION-

Not Needed

ADJOURNMENT –

Chairman Cunningham asked for a motion to adjourn.

Mr. Lodato offered a motion to adjourn the meeting at 8:49p.m.; the motion was seconded by Mr. Natter. All voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: April 12, 2017