

Borough of Tinton Falls Planning Board  
Regular Meeting of April 12, 2017

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Sean Collins called the meeting to order at 7:30 P.M. Mr. Collins 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:** Mayor Turning, Councilman Baldwin, Mr. Collins, Mr. Romanov, Mr. Clayton, Mr. Natter, Ms. Guarino, Mr. Mirarchi

**Absent:** Chairman Cunningham, Mr. Lodato

**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 to the Flag*

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**PLANNING BOARD BUSINESS:**

**CITIZEN SERVICE ACT COMPLIANCE-** *Chairman Cunningham and Vice Chairman Lodato are both absent tonight and Sean Collins will be acting as Chairman.* Mr. Collins indicated that the board members that are absent tonight did give advance notice to the Board Secretary, and asked if there were any objections to said absences. No objection is made.

**PROFESSIONAL REPORTS-** None

**APPROVAL OF MINUTES-**

Mr. Collins indicated that the board had received the minutes of the March 22nd meeting, and asked if there were any comments regarding such from the board. Hearing none, he asked for a motion to accept the minutes as submitted.

*Mr. Mirarchi offered a motion to accept the March 22<sup>nd</sup> minutes as submitted. The motion was seconded by Mayor Turning.*

**ROLL CALL:**

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

NAYS: None

ABSENT: Chairman Cunningham, Mr. Lodato

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INELIGIBLE: Mr. Collins, Ms. Guarino

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**RESOLUTIONS:**

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

Attorney Collins indicated that the next matter is a resolution for Jersey Shore Premium Outlets, Amended Preliminary and Final Major Site Plan, and all comments from board members and professionals have been incorporated.

*Mr. Clayton offered a motion to adopt the resolution granting Amended Preliminary and Final Major Site Plan to Jersey Shore Premium Outlets. The motion was seconded by Mr. Mirarchi.*

**ROLL CALL:**

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

NAYS: None

ABSENT: Chairman Cunningham, Mr. Lodato

INELIGIBLE: Mr. Collins, Ms. Guarino

**NEW BUSINESS:**

Mr. Collins advised the public of the procedural rules of the Tinton Falls Planning Board.

**Pine Brook Commerce Center- PB # 2017-01  
Block 101 portion of lot 1  
Preliminary & Final Site plan**

Attorney Collins stated that the next matter is Pine Brook Commerce Center, Block 101 portion of lot 1. Mr. Brodsky is the attorney present on behalf of the applicant, the notice to adjoining property owners and affidavit of publication 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 Marc S. Leber PE, PP, CME, of East Point Engineering, LLC., consisting of 8 sheets, dated 4/27/2016 and last revised 3/27/2017.

A-2 Architectural plans of Building #1, prepared by Gorski Architects, consisting of 6 sheets, dated 12/22/2014 unrevised.

A-3 Color rendering of overall site plan.

A-4 Aerial image of site along with 4 photographs taken of the site.

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Attorney Collins swore in the following professional on behalf of the applicant:

Marc S. Leber, PE, PP of East Point Engineering

Mr. Brodsky, attorney for the applicant, gave an overview of the application.

Mr. Leber gave an overview of his expertise; his credentials are accepted by the board without exception.

Mr. Leber gave an overview of the site and the existing buildings, as well as the previous uses for each building.

Mr. Leber went into detail regarding the proposed parking schematic including the construction of a proposed parking lot.

Mr. Leber gave testimony relating to proposed signage. Mr. Neff indicated that a directory sign on each building as well as a tenant sign on each building have been proposed, and a variance is required for any more than two signs per building. Mr. Brodsky indicated that the applicant would ask for such variance, as well as one for a second ground sign.

Mr. Leber described the proposed trash enclosures located adjacent to the railroad tracks, and the use of utilities.

Mr. Brodsky asked that Mr. Leber address the additional variances that the applicant is seeking approval for. Mr. Leber gave testimony regarding other variances including parking and lot coverage.

Mr. Mirarchi asked a question regarding zone requirements and what tenants would be permitted or not permitted. Mr. Leber indicated that the uses would be light industrial/fabrication.

Attorney Collins swore in Mr. Robert Sickler as a witness.

Mr. Sickler gave some examples of what types of businesses would occupy the spaces. Some examples he gave were electrical, mechanical and contractors.

Mr. Mirarchi asked if outside storage of materials would be permitted. Mr. Neff indicated that there is a note on the site plans stating that no such storage would be permitted.

Councilman Baldwin asked a question regarding parking on the north and south sides of the building, as well as emergency vehicle access. Mr. Neff clarified the parking in front of the buildings and gave testimony on the comments the Fire Marshal provided to the board.

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Mr. Leber detailed design waivers associated with the project including driveway cuts, screened areas for truck loading, and landscaping.

Mr. Neff indicated that a variance is also required for ground sign height. Mr. Leber explained the necessity for said variance.

Mr. Neff indicated additional design waivers from his review letter. These design waivers include the barbed wire fencing, lighting poles and lighting levels.

Ms. Guarino asked a question related to shipping and receiving. Mr. Sickler gave testimony to the types and size of trailers that may make deliveries.

Mr. Neff indicated that access easements may be required for the site.

Mr. Neff asked that the applicant provide testimony as to the hours of operation of the site. Mr. Sickler provided testimony regarding same.

Discussion ensued regarding access to the site; the surrounding roads; the possibility of traffic with future development; and the process of loading and unloading at the site.

Mr. Collins asked if there were any additional questions from the board.

Mr. Collins asked if there was anyone in the audience that had questions or comments regarding the application.

Benjamin Nadell, an attorney with Giordano Halleran & Ciesla, is present to represent J.F. Kiely, an adjoining property owner.

Mr. Nadell indicated that he had two comments, and one being the access easement, had already been addressed. Mr. Nadell indicated that his client is also seeking an evergreen buffer between his client's site and the proposed Pine Brook Commerce Center.

Discussion ensued regarding said buffer, and Mr. Collins stated that unless there was a motion from the board to approve this request, it seemed that it is outside the scope of this application and we will respectively move on from further discussion regarding such.

There are no other comments or questions from the public. The public hearing portion of the meeting is closed.

*Mayor Turning made a motion to grant Preliminary & Final Site Plans approval to Pine Brook Commerce Center. The motion was seconded by Mr. Mirarchi.*

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**Roll Call:**

AYES: Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Collins, Mr. Clayton, Mr. Natter, Ms. Guarino, Mr. Mirarchi

NAYS: None

ABSENT: Chairman Cunningham, Mr. Lodato,

INELIGIBLE: None

**EXECUTIVE SESSION-**

Not Needed

**OPEN PUBLIC DISCUSSION-**

Mr. Collins 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. Baldwin offered a motion to close the public session. The motion was seconded by Mr. Clayton. All voted in favor.*

**ADJOURNMENT –**

Mr. Collins asked for a motion to adjourn.

*Mr. Baldwin offered a motion to adjourn the meeting at 8:44 p.m.; the motion was seconded by Mr. Clayton. All voted in favor.*

Respectfully Submitted,



Deanna Keefer  
Board Secretary

**Approved at a meeting held on: May 10, 2017**