

Borough of Tinton Falls Planning Board
Regular Meeting of May 10, 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, Ms. Guarino, Mr. Mirarchi

Absent: Mr. Collins

Others: Dennis Collins, Esq., Board Attorney
Thomas Neff, T&M Associates, Board Engineer
Deanna Keefer, Board Secretary

All present stood for a Salute to the Flag

PLANNING BOARD BUSINESS:

CITIZEN SERVICE ACT COMPLIANCE- Chairman Cunningham indicated that Mr. Collins gave notice prior to tonight's meeting that he is unable to attend. Chairman Cunningham then asked for a motion to accept said absence as excused.

Mr. Baldwin offered a motion to accept the absence of 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 April 12th meeting, and asked if there were any comments or modifications regarding such from the board. Hearing none, he asked for a motion to accept the minutes as submitted.

Mr. Clayton offered a motion to accept the April 12th minutes as submitted. The motion was seconded by Mr. Mirarchi.

ROLL CALL:

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

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NAYS: None
ABSENT: Mr. Collins
INELIGIBLE: Chairman Cunningham, Mr. Lodato

RESOLUTIONS-

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

Chairman Cunningham indicated that the next matter is a resolution for Pinebrook Commerce Center, Preliminary and Final Major Site Plan. Chairman Cunningham asked if there were any comments from the board. Hearing none, he asked for a motion to accept the resolution as submitted.

Mayor Turning offered a motion to adopt a resolution granting Preliminary and Final Major Site Plan to Pinebrook Commerce Center. The motion was seconded by Councilman Baldwin.

ROLL CALL:

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

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: Chairman Cunningham, Mr. Lodato

NEW BUSINESS-

Chairman Cunningham indicated that the next matter is:

Capital Review of the Tinton Falls Board of Education

Attorney Collins advised the board that this review is called a section 31 review and recommendation. When a government agency desires to expend capital funds on a capital project, they are required as a courtesy, to present their plan to the board. The board is not reviewing this application for approval or denial, as the Board of Education is exempt from our local site plan requirements.

The following are present on behalf of the Board of Education:

Tamar Sydney-Gens, Business Administrator/ Board Secretary for the Board of Education
Scott E. Mihalick, AIA, from SSP Architects
Beth Kenderdine, P.E., from Edwards Engineering

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Ms. Gens gave a brief overview of the board's referendum.

Mr. Mihalick indicated that the proposed renovation will affect all three schools in the district and a large portion will be interior work, including a new HVAC system.

Ms. Kenderdine gave a more detailed description of the project including: parking lot, sidewalk and curbing improvements.

Ms. Kenderdine indicated the following exterior improvements to Swimming River Elementary School: 25 new parking stalls; new walkway from new parking area to main entrance; new fencing around existing playground area; upgrades to existing playground.

Ms. Kenderdine indicated that the external improvements to Tinton Falls Middle School and Mahala F. Atchison are mainly site rehabilitation.

Ms. Kenderdine indicated the following additional external improvements to Mahala F. Atchison Elementary School: upgrades to existing playgrounds; reconstruction of two staircases in the rear of the school; new fencing around the rear of property for added security.

Mr. Neff indicated that that the proposed improvements do not have any impact on the Borough's master plan. Mr. Neff stated that his main concern is to bring the parking areas to current ADA standards. Ms. Kenderdine indicated that they will certainly comply with the current ADA standards as they make parking lot improvements.

Mr. Baldwin asked a question regarding the staircases at M.F. Atchison School. Ms. Kenderdine clarified that said staircases are exterior, and are not a designated ADA entrance.

Mr. Clayton asked what type of fencing will be used on the property. Ms. Kenderdine indicated that the intention is to use ornamental metal fencing, not to exceed 6' in height.

Mr. Mirarchi asked if the playgrounds will be ADA compliant. Ms. Kenderdine indicated that they will be ADA compliant playgrounds.

Ms. Guarino asked about timing of the project. Ms. Gens indicated that the project will take multiple summers to complete.

Chairman Cunningham asked if there were any further questions from the board.

Attorney Collins stated that it would be appropriate for the board to recognize that the Board of Education appeared for a section 31 review, that the Planning Board recommends and the Board of Education agreed that this would be a good time to bring the parking areas to current ADA standards.

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Mr. Lodato offered a motion to acknowledge the Board of Education's appearance for a section 31 review. The motion was seconded by Mr. Mirarchi.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: None

Chairman Cunningham indicated that the next matter is:

Stavola Realty- PB #2006-17

Block 109 Lots 12.01, 13.01, 15, 16, 18-24, & 29.02 (formerly lot 29)

Request for Extension of Approvals

John A. Sarto, Esq. is present on behalf of the applicant.

Attorney Collins discussed the history of the permit extension act, as well as how it relates to this request for extension of time.

Mr. Neff stated that the previous zone was IOP-20, the current zone is IOP, and a retail warehouse such as this remains a permitted use.

Chairman Cunningham asked if the board had any questions or concerns.

Mayor Turning expressed his concern of the recently constructed Garden State Parkway exit at the corner of Stavbro Lane and Wayside Road, and how it relates to this application.

Mr. Neff clarified that the applicant was granted Preliminary Approvals, and many of these concerns would be addressed when the applicant applies to the board for Final approval.

Mayor Turning offered a motion to grant an extension of time pursuant to N.J.S.A. 40:55D-49 to Stavola Realty Company. The motion was seconded by Ms. Guarino.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: None

OPEN PUBLIC DISCUSSION:

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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 hearing portion of the meeting.

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

EXECUTIVE SESSION: Not needed

ADJOURNMENT:

Chairman Cunningham indicated that the next Planning Board Meeting will be held on May 24, 2017.

Mr. Lodato offered a motion to adjourn the meeting at 7:55p.m., the motion was seconded by Mr. Natter. All voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: May 24, 2017