

Borough of Tinton Falls Planning Board  
Regular Meeting of June 28, 2017

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

**Absent:** Mr. Lodato, Mr. Collins, Ms. Guarino

**Others:** Dennis Collins, Esq., Board Attorney  
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 indicated that Mr. Lodato is away, and that Ms. Guarino is ineligible to vote on tonight's matters thus has been excused from tonight's meeting.

Chairman Cunningham asked for a motion to excuse the absences of Ms. Guarino and Mr. Lodato, and indicated that we will hold off on voting on Mr. Collins' absence until the next meeting.

*Councilman Baldwin offered a motion to accept the absences of Ms. Guarino and Mr. Lodato. 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 May 24th 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. Mirachi offered a motion to accept the May 24th minutes as submitted. The motion was seconded by Mr. Natter.*

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**ROLL CALL:**

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

NAYS: None

ABSENT: Ms. Guarino Mr. Lodato, Mr. Collins

INELIGIBLE: None

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**RESOLUTIONS-**

**PB #2017-02- Mezzasalma Real Estate Holdings LLC.**

**67 Apple Street**

**Block 14.02 Lot 29.01**

**Preliminary & Final Major Site Plan**

Chairman Cunningham indicated that the board had received copies of the resolution for the above referenced application and asked if anyone had any comments or questions regarding same. Hearing none he asked for a motion to accept the resolution as submitted.

*Councilman Baldwin offered a motion to adopt a resolution granting Preliminary & Final Major Site Plan approval to Mezzasalma Real Estate Holdings. The motion was seconded by Mr. Clayton.*

**ROLL CALL:**

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

NAYS: None

ABSENT: Ms. Guarino, Mr. Lodato, Mr. Collins

INELIGIBLE: None

**PB #2017-05- Herbert Boyd**

**75 Squankum Road**

**Block 105 Lot 5.01**

**Minor Subdivision**

Chairman Cunningham indicated that the board had also received copies of the resolution for Herbert Boyd of 75 Squankum Road, and all changes have been incorporated. Chairman Cunningham asked for a motion to accept said resolution as modified and submitted.

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*Mayor Turning offered a motion to adopt a resolution granting Minor Subdivision Approval to Herbert Boyd. The motion was seconded by Mr. Clayton.*

**ROLL CALL:**

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

NAYS: None

ABSENT: Ms. Guarino, Mr. Lodato, Mr. Collins

INELIGIBLE: Mr. Mirarchi

**NEW BUSINESS-** None

Chairman Cunningham indicated that the July 12<sup>th</sup> meeting will be canceled as we have no new business on the agenda.

**OPEN PUBLIC DISCUSSION:** No public present

**EXECUTIVE SESSION:** Not needed

**ADJOURNMENT:**

*Mr. Mirachi offered a motion to adjourn the meeting at 7:38 p.m., the motion was seconded by Mr. Romanov. All voted in favor.*

Respectfully Submitted,



Deanna Keefer  
Board Secretary

**Approved at a meeting held on: *October 11, 2017***