

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, Mr. Romanov, Mr. Clayton, Mr. Natter, Mr. Mirarchi, Ms. Guarino

**Absent:** Councilman Baldwin, Mr. Lodato, Mr. Collins

**Others:** Dennis Collins, Esq.  
Colleen Connolly, Board Secretary  
Deanna Keefer, Board Secretary

All present stood for a Salute of the Flag.

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**PLANNING BOARD BUSINESS**

**CITIZEN SERVICE ACT COMPLIANCE** –Chairman Cunningham stated that the board will address the absences of Mr. Collins and Mr. Baldwin at the next planning board meeting. Mr. Lodato had given the board secretary advanced notice of his absence due to a personal obligation.

After the meeting Chairman Cunningham received notice that Mr. Collin's wife had a medical emergency and he was unable to report his absence via telephone. Chairman Cunningham also received notice from Mr. Baldwin after the meeting, that a personal issue prevented him from attending.

Action on The Citizens Service Act compliance for the June 8, 2016 meeting will be taken at the next Board meeting.

**PROFESSIONAL REPORTS** – None

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**Approval of Minutes**

Chairman Cunningham indicated that the Minutes from May 25, 2016 have been previously distributed and all changes have been incorporated.

*Mayor Turning made a motion to accept the meeting minutes of May 25, 2016. Mr. Clayton seconded the motion. All voted in favor.*

**NEW BUSINESS**

Chairman Cunningham stated that Mr. Morris has resigned from the planning board and that the board will address the vice chairman open seat at the next planning board meeting. Mayor Turning stated that he will be elevating Mr. Natter from first alternate to a regular member and Mr. Mirarchi from second alternate to first alternate. Mayor Turning also stated that he will be accepting applications for the second alternate seat through the citizen service portal. Mayor Turning also stated that he wanted to thank Mr. Morris for all of his continued efforts put forth for the planning board.

**RESOLUTIONS**

**PB 2016-04-Toll Land IV, Limited Partnership- Block 76.01, Lot 1.01 and Block 85 Lots 1,2,3.01 & 4, Granting amended preliminary and final major site plan approval permitting variances from section VII.C.12 of the 2014 revised Cecom redevelopment plan.**

*Atty. Collins stated the following in regards to the resolution for application 2016-04, which is regarding the issue of models and look-a-like ordinance: the resolution was circulated to all board members via email, all comments of professionals and engineers were included and the board has now received the final copy of the resolution.*

*Mayor Turning offered a motion to adopt the resolution. The motion was seconded by Mr. Clayton.*

Roll Call:

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

NAYS: None

ABSENT: Councilman Baldwin, Mr. Lodato, Mr. Collins

INELIGIBLE: Ms. Guarino

**PB 2016-05 –Toll Land IV, Limited Partnership Block 76.01, Lot 1.01 and Block 85 Lots 1,2,3.01 & 4, Granting amended preliminary and final major site plan approval permitting patios on certain lots with variances.**

*Chairman Cunningham stated that resolution PB2016-05 was completed this afternoon, Chairman Cunningham also stated that he has reviewed the final copy and confirms that the resolution does in fact exclude the hot tub issue. Atty. Collins confirms that this resolution was circulated via email, and under the Whereas clause, includes that the applicant withdrew their request for the single lot 78, as well as their request to permit the installation of hot tubs.*

*Mayor turning offered a motion to adopt the resolution. The motion was seconded by Mr. Romanov.*

Roll Call:

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

NAYS: None

**BOROUGH OF TINTON FALLS  
PLANNING BOARD**

**REGULAR MEETING  
June 08, 2016**

ABSENT: Councilman Baldwin, Mr. Lodato, Mr. Collins  
INELIGIBLE: Ms. Guarino

Chairman Cunningham asked if there is anyone in the audience who wished to address any matters. No public present.

**Executive Session**

Not needed

*Chairman Cunningham confirmed with Atty. Collins that the last topic on tonight's agenda, pitfalls that can befall board members, will be addressed at a future meeting.*

Chairman Cunningham stated that there will be no meeting on June 22, 2016.

Chairman Cunningham welcomed Deanna Keefer as the new Planning Board secretary and stated that Colleen Connolly has been moved to the zoning board, wishing her luck and thanking her for her efforts.

**ADJOURNMENT** –

*Mayor Turning offers a motion to adjourn the meeting at 7:45 p.m., seconded by Ms. Guarino. All voted in Favor.*

Respectfully Submitted,  
Deanna Keefer  
Board Secretary

**Approved at a meeting held on:**

**July 27, 2016**