

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, Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Lodato, Mr. Collins, Mr. Morris, Mr. Clayton, Mr. Natter, Ms. Guarino

**Absent:** Mr. Mirarchi

**Others:** Dennis A. Collins, Esq.  
Thomas Neff, T&M Engineering, Board Engineer  
David Marks, Engineer  
Colleen Connolly, Board Secretary  
Mr. Clarkin, CME Associates  
Lori Paone, Zoning Officer

All present stood for a Salute of the Flag.

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**CITIZEN SERVICE ACT COMPLIANCE** –Chairman Cunningham stated that Mr. Mirarchi has advised the Board Secretary prior to this evening that he will not be able to attend tonight's meeting because of a religious holiday. Chairman Cunningham asks if there is a motion for non-acceptance of these absences. Hearing none, Chairman Cunningham states that we can accept this absence.

**PROFESSIONAL REPORTS** – David Marks states that he is leaving the Borough of Tinton Falls as Planning Board Engineer and has resigned from T&M Associates. Mr. Marks states that due to his history in working with this project and with the applicant's team the Planning Board thought that it would be best if he stayed for this matter. He states that it has been pleasure and honor to serve this Board. Mr. Marks then introduced his replacement, Tom Neff, whom he has complete confidence in.

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**Approval of Minutes**

Chairman Cunningham indicated that the Minutes of January 13, 2016 have been previously circulated and any comments have been incorporated.

**BOROUGH OF TINTON FALLS  
PLANNING BOARD**

**REGULAR MEETING  
March 23, 2016**

*Mr. Clayton offered a motion to approve the minutes of January 13, 2016 seconded by Mr. Morris.*

**ROLL CALL:**

**AYES:** Chairman Cunningham, Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Lodato, Mr. Morris, Mr. Clayton, Mr. Collins

**NAYS:** None

**ABSENT:** Mr. Mirarchi

**INELIGIBLE:** Ms. Guarino

**PLANNING BOARD BUSINESS**

Chairman Cunningham states that our first application this evening is:

**PB2016-01 : The "A" NJ Sport Complex, LLC; Blk. 111 Lots 10.01, 11 & 12.01; Blk. 113.01, Lots 16.01, 17-29 & 31; Development name is Capelli Sport Complex; located on Wayside Road between Drift & Shafto Roads.**

Dennis Collins, Esq. indicates that Martin McGann, Esq. is representing the applicant and he would like to note a few items: 1) We have a ten (10) member board tonight, so Mr. Natter will participate, if we do finish this tonight, Mr. Natter will not vote. 2) The notice serving adjoining property owners and Affidavit of Publication are in order. The Board has jurisdiction to hear this matter.

Mr. McGann would like to pre-mark a few exhibits.

A-1 Preliminary and Final Major Site Plan prepared by Jeremy Lange, Maser Consulting dated January 22, 2016 last revised February 25, 2016, consisting of 24 sheets.

A-2 Architectural Plans prepared by Greg Radford dated January 18, 2016 consisting of five (5) sheets.

A-3 Revised sheets SK3 and SK5 of architectural plans prepared by Mr. Radford dated February 25, 2016.

Mr. McGann stated he has six witnesses this evening and Mr. Collins swears in all six witnesses at the same time. The witnesses are:

Raymond C. Liotta  
Greg Radford, AR  
Jeffrey Fiore, PE  
Paul Golden  
Jeremy Lange, PE, PP  
Robert Zoeller

Mr. Collins also swears in the three Board professionals; Mr. Marks, Mr. Clarkin and Mr. Neff.

Mr. McGann began with his opening statement stating that this application is for a sports complex that consists of five soccer fields, a large fieldhouse which is about 140,000 sq. ft. and we have an accessory structure. There is bleacher space for spectators and we have more than ample parking.

To the east we have the Garden State Parkway; to the north we have Rte. 18; to the northwest we have the Stavola property and then we have Earle federal lands.

Mr. Lange is the first witness testifying as both a professional planner and engineer. Having appeared before the Board many times, Mr. Lange's credentials were accepted. Mr. Lange begins with marking A-4 as Capelli Sport Complex Existing Conditions by Maser Consulting dated March 23, 2016. Mr. Lange explains in detail what is shown on the aerial view on Exhibit A-4 as well as the history of the site.

Capelli Sport Complex Landscape Exhibit by Maser Consulting, dated March 23, 2016 is marked Exhibit A-5. Mr. Lange explains in detail what is shown on this exhibit including what will be housed in the fieldhouse. Mr. Lange also explains the location of the synthetic turf fields and the premier field; parking lots (452 spaces) and overflow parking (200 spaces) for a total of 652 parking spaces. Mr. Lange goes on to explain about fire lanes and when the overflow parking areas will be utilized and how they will look.

Mr. Lange goes on to explain the accessory structure, and what that will encompass. Mr. Lange explains that having this accessory structure will limit the necessity for crossing Wayside Road, as this fieldhouse will have restrooms and concessions.

Mr. Lange discusses the need for a 16 x 25 ft. shed to be located near the dumpster enclosure. There are no setback issues or variances needed for this shed. The purpose would be to store maintenance equipment and golf cart or similar vehicles used for transporting equipment.

Mr. Lange proceeds to discuss all proposed signage. Exhibit A-6 is entitled Capelli Sport Complex ground-mounted sign and it is marked into evidence.

Mr. Lange discusses the applicant's request for eight (8) flag/banner signs approximately 23 ft. tall with a banner to have either the Capelli name or a graphic of an athletic figure. There will be four on each side of road. Mr. Lange discusses the specifics of the proposed locations of the flag/banner signs and the reasons requested. Mr. Marks confirms that the banners will be stagnant and not subject to change.

Mr. Lange indicates that they have developed an extensive storm water management program and proceeds to discuss in detail.

Mr. Lange states that the applicant has applications pending and proceeds to describe in detail pending and anticipated future pending applications.

Mr. Lange then reviews the letters from the Board engineer and planner and proceeds to address all outstanding issues and recommendations along with some caveats.

Mr. Baldwin asks for clarification of where deliveries will take place.

Mr. Lange then discusses in depth all of the design waivers and variances requested.

After Mr. Lange is finished, Chairman Cunningham asks if any Board members would like to ask any questions regarding the design waivers and variances requested. Mr. Lodato asks about the depth of the asphalt walkways; what the plan will be with regard to the vernal pools; the reasoning behind having a berm along Wayside Road instead of a sidewalk. Mr. Lodato also suggested the possibility of bike traffic being attracted to the site and the possibility of the County putting in bike lanes. Mr. Lodato then asks about the height of the lighting poles. Chairman Cunningham asks how the lighting is controlled. Councilman Baldwin asks a question about light spillage. Ms. Guarino asks how many facilities like this the Applicant owns.

Mr. Marks asks for clarification of the variance requested for the flags/banners proposed. Mr. Lange clarifies the number and location of the proposed flags/banners and proceeds to discuss the details of same.

Mr. Marks asks for clarification of the shed (16' x 25') requested. Set backs and the height of the shed are discussed. Mr. Dochney confirms that the shed requested will be located behind the dumpster.

Mr. Clayton asks if they feel that they have adequate parking for both regular and tournament events. Mr. McGann states that the traffic expert will field this question in detail. Mr. Collins indicates that, with regard to phasing, any phasing plan approved by the Board is always subject to modification by the Borough Engineer.

At this time, Chairman Cunningham asks if the public has any questions for Mr. Lange. Hearing none, Chairman Cunningham closes the public session.

Chairman Cunningham states that it is now 9:15 and there will be a ten minute break. Before the break, Scout Troop 49 is thanked for attending this meeting.

At 9:25, the meeting is re-commenced.

Mr. McGann states that their next expert is Mr. Robert Zoeller. Mr. Zoeller is our lighting expert. Mr. Zoeller states that he is a technical consultant and speaks as to his credentials. Mr. Zoeller also states that he has done work in Tinton Falls prior to this application at the Sycamore Avenue Fields.

The Field Lighting Plan prepared by Bob Zoeller, dated January 22, 2016 is being marked into evidence as A-7. Mr. Zoeller discusses the Musco light structure green technology in detail.

The next exhibit is marked A-8 and it is an aerial view of Sycamore Soccer Fields. Mr. Zoeller discusses the height of the light poles at Sycamore Fields, as well as the proposed height of the 80 ft. poles at this location and why the Capelli Sport poles are slightly higher.

Light spillage is discussed, using page 2 of Exhibit A-7 as an aide. Mr. Zoeller also discusses lighting impact with regard to drivers on Wayside Road.

A-9 is marked into evidence – which is a Google Earth Aerial view of sports fields located near Exit 171 of the Garden State Parkway known as Knickerbocker Field. Mr. Zoeller compares the lighting at Knickerbocker Field with the proposed Capelli Sport fields. Mr. Marks asks questions regarding differences between the two properties.

A-10 is marked into evidence – which is an aerial view of the Cliff Gennarelli Sports Complex in Paramus. Mr. Zoeller chose this sports complex because of it's proximity to the Garden State Parkway and it is roughly the same size as the Capelli Sport Complex in terms of the poles and number of lighting fixtures and fields.

A-11 is marked into evidence – which is entitled Light Spillage Along the Garden State Parkway regarding the Capelli Sport Complex prepared by the office of Mr. Zoeller. Mr. Zoeller discusses in detail expected light spillage values along the Garden State Parkway.

Mr. Zoeller further discusses the need for 80 ft. lighting poles in keeping with the width of the fields.

Mr. Clayton asks about any possible light spillage onto the jughandle from Rte. 18 and if it would affect drivers. Mr. Zoeller explains his light spillage values for that area.

Mr. Zoeller explains that these fields will have a wireless control system that will control the field lighting. He explains that the system allows only the fields being used to have their lights on and that there will be a programmed time when all of the lights will be turned out so that there will never be a time when lights will be left on by mistake. He also explains that there is a plan to allow people to exit the fields in a safe, timely manner before the lighting is completely extinguished. Discussion ensues further regarding different aspects of this plan.

The Borough Engineer and Planner indicated that they have had all of their questions answered by the presentation of Mr. Zoeller. Chairman Cunningham asks if there are any questions from the audience. Seeing none, the audience portion is closed. Chairmain Cunningham asks if there are any further questions from the Board. None are heard.

At this time, Mr. McGann calls his next witness which is Mr. Greg Radford who is the applicant's architect. Mr. Radford has been previously sworn in and his credentials were put on the record.

A color rendering of the floor plan is marked as Exhibit A-12 prepared by Mr. Radford's office. It is entitled Capelli Sport Complex Schematic Prototype dated March 22, 2016.

Mr. Radford explains in detail the architectural details, structure of the main building and the floor plan.

Facade Exhibit dated March 22, 2016 by Mr. Radford's office is marked as Exhibit A-13. Mr. Radford explains in detail the north, south, east and west facades. Mr. Radford explains the entrance in detail. Mr. Radford also details the colors and some of the materials used on the main clubhouse.

A-14 is marked into evidence. It consists of a color rendering of the north (showing signage), south, east (showing signage) facades, first floor plan, mezzanine floor plan, 3<sup>rd</sup> floor plan, rendering of entrance, map of location of flag poles and two renderings of banners. The exhibit is by Mr. Radford's office and dated March 22, 2016. Mr. Radford explains in detail each of the sections of this exhibit. Mr. Radford also details the dimensions of the signage on the building. Mr. Radford then refers back to Exhibit A-12 and continues to explain the inside floor plan along with different materials that will be used in the different locations

Mr. Collins states that the interior floor plan is ordinarily not approved by the Board. If there are any adjustments to be made, the zoning officer will review the plans that they have presented to determine if there is any exterior impact by the parking, etc., that would prohibit a modification to the interior design.

Mr. Radford then goes back to A-14 and explains the layout of the second floor.

Chairman Cunningham asks if the Board has any questions. Mr. Marks comments that he would caution against building colors that would reflect too much light/ potential glare for drivers with regard to Rte. 18 and the Garden State Parkway. The color silver was mentioned which could become a giant mirror. Mr. Marks recommends submitting color plan for review.

Chairman Cunningham asks if there are any questions from the public. Hearing none, the public session is closed.

Mr. McGann calls Mr. Paul Golden as his next witness. Mr. Golden was previously sworn in and will be testifying as to operations. Mr. Golden states that he is vice-president of Capelli and is in charge of the development of the site right through the opening of the site. Mr. Golden testifies as to the name of the company, selecting the location of this site. Mr. Golden also discusses their other properties that are similar in nature. Mr. Golden states that the facility would be open seven (7) days a week. During the school year, the primary usage during the week would be from 5:00 p.m. – 10:00 p.m. with adult leagues coming in at 10:00 p.m. and leaving at 11:30 p.m. The facility would be open year round. In the summertime, we would be busy during the day as well with camps, clinics, tournaments and leagues. Mr. Golden discusses the different sports that are able to utilize the facility. At peak, there would be approximately 10-15 full time employees and 10-15 part-time employees.

Mr. Golden states the reasoning behind building an accessory structure across the road from the main building housing concessions and bathrooms. Such reasoning includes eliminating the need for families crossing the road for drinks or bathroom. Mr. Golden states that they

intend on hiring off-duty police officers during tournaments for safety reasons to help spectators safely cross the road.

Mr. Golden explains his lighting plan in detail, reinforcing the testimony from Mr. Zoeller. The lights will be programmed to shut off at midnight at the latest as a fail-safe precaution.

Mr. Golden testifies as to the details of the eight (8) banners proposed on the site.

Mr. Golden explains the various types of activities that will take place in the Field House. He also explains the various rooms and their respective uses throughout the Field House. Mr. Golden also explains the shift hours that employee will be working. He states that should an emergency occur, 9-1-1 would be called.

Delivery locations and types of deliveries expected are discussed as well as trash pick-up.

Mr. Golden discusses the ages of the players beginning with the under five (5) group, mommy and me classes, all the way to adult players. The physical therapy and locker rooms are discussed.

Chairman Cunningham asks how revenue is generated.

Chairman Cunningham asks if the Board has any questions. Mr. Clayton asks how people will know what field to go to and which side of the road would be the best location for them to park. Mr. Golden states that the banners proposed will state "east" or "west" thus eliminating confusion.

Mr. Lodato asks where the base of the families will come from. Mr. Golden responds that most families will be coming from Monmouth and Ocean Counties.

Ms. Guarino asks about the hours of operation and asks when the last outside game would be scheduled. Mr. Golden explains that the last game would be at 10:00 p.m. – which would be ending at approximately 11:30. Ms. Guarino states she is still very concerned about people crossing Wayside Road at night. Mr. Golden addresses this concern.

Mr. Collins states that Wayside Road is a County Road. A crosswalk or a crossing is under the jurisdiction of the County.

Mr. Lange says they have been in constant contact with the County, who has asked for a lighting study, an 85<sup>th</sup> percentile speed study. He states that County is aware of all issues regarding Wayside Road including pedestrian-vehicular issues. Mr. Lange continues to discuss pedestrian safety and their strategies addressing same.

Ms. Guarino asks if recreation, the schools, etc., will have access to this facility. Mr. Golden answers absolutely, they will look to work with the Recreation Department and see what programs can be worked together. They will also work with the High School in bringing their teams to the facility.

Mr. Clayton asks the Mayor if there are any time restrictions with regard to lighting or playing on the fields at this facility like those in place at Sycamore Fields. The Mayor responds that where this facility is located, there are no such restrictions.

Chairman Cunningham asks if there any further questions from Board Members, professionals or the audience. None were heard.

Chairman Cunningham states he is growing concerned with the late hour. Mr. McGann states he is at the very end. Mr. Collins said it is up to the Board whether they wish to stay and finish or continue the application to another date. The Board decides to stay and finish.

Mr. McGann introduces Jeffrey Fiore, P.E. who is the Traffic expert. Mr. Fiore has been previously sworn in and lists his credentials for the Board. Mr. Marks asks about the relative peak traffic demand for the site and what their traffic distribution will be. Mr. Marks also has further questions which Mr. Fiore testifies to. Mr. Fiore explains the peak times for this facility and the results of the traffic study that was performed. Mr. Fiore also states that the new parkway exit on Wayside Road will be utilized by a fair amount of the clientele driving to the site. This exit provides direct access to the site. Mr. Fiore also goes over all possible routes for accessing the site.

Mr. Collins asks that Mr. Fiore put on the record that he does not have specific parking requirements. The ordinance basically allows the Board to establish them or use accepted standards. Mr. Fiore explains in detail how they have arrived at the number of parking places that are being provided. After the explanation, Mr. Collins asks Mr. Marks if he is comfortable with the number of parking spaces that will be provided. Mr. Marks states that, in his professional opinion, the site will provide adequate parking for the demand that they will have. Mr. Collins states that he is trying to find a number where, if you change your interior use to some other more intense use, the Borough will know that you have adequate parking or not. Mr. Fiore addresses this concern. Mr. Marks states that based upon the ITE standards with the proposed soccer fields and we have a peak demand Saturday of 485 spaces and we have 652 parking spaces.

Chairman Cunningham asks if there are any questions from the Board. Mr. Morris asks about bus parking and is told there are two (2) spaces provided. Ms. Guarino has a question about the new parkway exit and which exit will be utilized the most for this facility. Chairman Cunningham asks if there are any questions from the public and hears none.

Mr. McGann introduces Ray C. Liotta, P.E. who is the landscape architect, Mr. Liotta has been previously sworn in and speaks as to his credentials. Mr. McGann asks Mr. Liotta to explain the specific waiver as to tree size. Mr. Liotta discusses the waiver request in detail explaining why the applicant is asking for a smaller caliper tree size for the 175 shade trees and 127 evergreen trees. Mr. Liotta also explains the landscape plan. The second waiver request is regarding the shade-tree spacing to the street lights. The third waiver request pertaining to the five (5) foot wide shade tree easement along Wayside Road. The final waiver request is regarding lighting pole fixture height at eighteen (18) feet. Mr. Liotta states there are a few

fixtures that are mounted on the building façade at the height of twenty (20) feet and that height is needed for lighting illumination uniformity purposes. Mr. Liotta further explains this request.

Chairman Cunningham asks if any of the trees will produce droppings that the public can slip on. Mr. Liotta states that there are no such proposed trees.

Chairman Cunningham asks about the lighting mounted on the façade to illuminate the building. Mr. Liotta states that the lighting is to illuminate the walkways adjacent to the building and the entry ways and they are the same fixtures that are on the poles.

Mr. Collins would like Mr. McGann to state for the record, that the subdivision that was discussed in the TRC is not part of this application. Mr. McGann responds in the affirmative.

Chairman Cunningham asks if there are any further questions on the parking lot lighting or the landscaping from the Board members, professionals or the public. Hearing none.

Chairman Cunningham indicates that the individual matters that have come up, our Engineer has agreed with, is that correct? Mr. Marks states that is correct. There were a handful of matters that we detailed within our letter that the applicant has, tonight, expanded upon. Based upon the information provided, Mr. Marks believes all of their justifications are valid. Based upon this additional information, it would be his recommendation that the design waivers be approved.

Chairman Cunningham asks about the variances. Mr. Marks indicates that he believes that is up to the Board to deliberate. Mr. Marks believes that the applicant has provided justification on all of the specific variance requests but that he would defer to the Board on their deliberation. Mr. Clarkin states that he is satisfied with explanations given for all of the variance requests.

Chairman Cunningham asks Mr. Collins how the long list of variance requests and design waivers should be addressed. Mr. Collins discussed how they are grouped together in three or four topics. You can accept generally and the Resolution must incorporate the reasons that were given for those variances as part of any approval and obviously a denial is something different. Chairman Cunningham also states that basically Mr. Marks is comfortable with the requests.

Mr. Collins states that there are various conditions that have been discussed this evening that need to be met. Mr. Collins discusses that the request for the shed is subject to location approval by the Board Engineer. The Applicant shall provide fencing along the stormwater basin, which will be split rail with wire mesh. Any proposed phasing plan is subject to modification following approval but all such phasing is within the jurisdiction of the Borough and no amended approval is required before the Board for phasing. Applicant shall submit architectural drawings showing no adverse impacts from roof line/ color as testified to by Mr. Radford. Applicant shall modify site identification signs to separately designate the two areas on either side of Wayside Road so that the public will know which facility to proceed to. We

will confirm that the calculation of 485 spaces is correct to accommodate peak times at the site. Mr. Collins states that he believes that these are the issues that the Board spoke of. Mr. Collins also indicates that the application is subject to the review and approval of all applicable outside agency approvals which will include the County's review.

Mayor Turning indicates that he would prefer the speed limit be reduced along Wayside Road in proximity to this facility.

The Board would have to determine whether to make a motion to grant the request for final major site plan with variances and waivers with those conditions or deny.

A Board member asks if we can request a sidewalk contribution. Mr. Collins states that any approval would be subject to their payment of all fees, payment of all taxes, posting of all bonds, escrows, etc., so the Borough will determine what fees are applicable.

*Mr. Sean Collins makes a motion to approve Major Site Plan Approval of "A" NJ Sports Complex, LLC, with the waivers, variances and conditions that were discussed in Mr. Collins' summary. Seconded by Mr. Lodato.*

Roll Call:

AYES: Chairman Cunningham, Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Collins, Mr. Morris, Mr. Clayton, Ms. Guarino

NAYS: None

ABSENT: Mr. Mirarchi

INELIGIBLE: Mr. Natter

Chairman Cunningham asks if any member of the public wishes to speak on any matter before the Board. None heard.

Atty. Collins states that the next application being heard before the Board is Trinity Hall, an all girls' high school. I have a conflict of interest in that I represent the principals of Trinity Hall in a matter in Middletown. I would ask if the Board would consider allowing Matt Kalwinsky, Esq. for that one matter. There will be no cost to the Borough.

*Mayor Turning makes a motion to allow Matt Kalwinsky to represent the Board in the Trinity Hall Application which is on the Agenda for the next Planning Board Hearing, seconded by Councilman Baldwin.*

Roll Call:

AYES: Chairman Cunningham, Mayor Turning, Councilman Baldwin, Mr. Romanov, Mr. Collins, Mr. Morris, Mr. Clayton, Ms. Guarino

NAYS: None

ABSENT: Mr. Mirarchi

INELIGIBLE: Mr. Natter

**ADJOURNMENT** –

*Mr. Morris offers a motion to adjourn the meeting at 11:30 p.m., seconded by Mr.*

ROLL CALL:

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

NAYS: None

ABSENT: Mr. Mirarchi

INELIGIBLE: None

Respectfully Submitted,

*Colleen Connolly*

Colleen Connolly  
Board Secretary

**Approved at a meeting held on:**

**May 25, 2016**