

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 (arrived at 7:33 p.m.), Mr. Morris, Mr. Clayton, Mr. Natter, Mr. Mirarchi

Absent: Ms. Guarino

Others: Matthew Kalwinsky, Esq. for Dennis Collins, Esq.
Thomas Neff, T&M Engineering, Board Engineer
Colleen Connolly, Board Secretary
Lori Paone, Zoning Officer
John Giunco, Attorney for Applicant

All present stood for a Salute of the Flag.

CITIZEN SERVICE ACT COMPLIANCE – Chairman Cunningham stated that Ms. Guarino has advised the Board Secretary prior to this evening that she is unable to attend this meeting. Chairman Cunningham asks if there is a motion for non-acceptance of this absence. Hearing none, Chairman Cunningham states that we can accept this absence.

PROFESSIONAL REPORTS – None

Approval of Minutes

Chairman Cunningham indicated that the Minutes were only sent out the day before the meeting for review, and as such would like to carry the March 23, 2016 minutes until the next meeting.

Mr. Morris made a motion to carry the March 23, 2016 until the next meeting. Mr. Lodato seconded the motion. All in favor.

RESOLUTIONS

Chairman Cunningham indicates that he would like to take something out of order this evening. Mr. Golden is here regarding the adopting of the "A" NJ Sports Complex resolution.

**BOROUGH OF TINTON FALLS
PLANNING BOARD**

**REGULAR MEETING
April 13, 2016**

Chairman Cunningham and several Board members discuss the height of the accessory building, reference to the Stavola Concrete and Asphalt Plant being adjacent to the property and operating hours. Mr. Golden contributes clarification of the operating hours.

Mr. Lodato makes a motion to memorialize the Resolution of the Planning Board of the Borough of Tinton Falls Granting Preliminary and Final Major Site Plan Approval with variances, submission waivers and design waivers. Seconded by Mr. Collins

Roll Call:

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

NAYS: None

ABSENT: Ms. Guarino

INELIGIBLE: Mr. Mirarchi

PLANNING BOARD BUSINESS

Chairman Cunningham states that our application this evening is:

Trinity Hall, Inc. – PB 2016-02
Building 2290, Guam Lane
Block 101, Portion of Lot 1
Seeking Preliminary & Final Minor Site Plan Approval

Chairman Cunningham advises the public of the procedural rules on the Tinton Falls Planning Board.

Mr. Giunco, attorney for the applicant, gives a brief overview of the application and that the property is located on FMERA land. Mr. Giunco states there are no variances requested and that the waivers requested are from pre-existing conditions. Mr. Giunco further describes the site of the proposed High School which building formerly used as a child development center.

Mr. Giunco states that he intends to present one expert, who is the applicant's engineer - Lori Monaghan. Also in the audience is the applicant's project architect Dennis Link and many of the executives of the High School, including the head mistress- Ms. Mary Mahon Sciarillo. Ms. Monaghan, Mr. Link and Ms. Mahon Sciarillo are sworn in.

Ms. Monaghan's credentials are accepted by the Board.

Mr. Kalwinsky accepts service and states that the Board has jurisdiction to hear this application.

Exhibits are entered. They are as follows:

A-1 Preliminary and Final Site Plan for Trinity Hall prepared by Bohler Engineering dated February 18, 2016.

A-2 Architectural Plans by Jarmel Kizel dated September 17, 2013

A-3 Partial Topography, Location & Utility Survey Fort Monmouth Child Development Center by Control Point Associates, Inc. dated August 24, 2015

A-4 Planning Board Application of Trinity Hall, Inc.

A-5 Architectural photographs by Jarmel Kizel

A-6 Building Elevations by Jarmel Kizel dated October 6, 2015

A-7 Floor Plan by Jarmel Kizel dated September 17, 2015

A-8 Site Plan Exhibit by Bohler Engineering revised April 12, 2016

Ms. Monaghan testifies as to the site location, existing conditions, privacy wall on west side and an existing easement along that area. Amendments that the applicant proposes to this site plan are discussed, including cleaning up the existing playground areas, removing the fenced-in areas, upgrading the ADA parking spaces to make sure everything meets code, adding a modular building which will house some administrative offices. There is an existing parking lot which will be re-stripped and there will be additional curbing modifications to ensure that the buses can turn throughout the site. The playground area will be taken out and it will be seeded and become a grass area. The circulation pattern for the busses is discussed. There is existing lighting on site, the applicant will supplement the lighting to ensure there is proper lighting and it is safe for the user. The new lights will be upgraded to LED fixtures.

The waiver requested on Guam Lane is for driveway width. Currently the width is 24 feet where 25 is required.

Lighting waivers are discussed. The first waiver request is for maximum light levels along the property line. The engineer indicates that this is an existing condition. The second waiver is for maximum intensity. The third variance requested is light pole height. Ft. Monmouth requires an 18 ft. height where 24 ft. height currently exists. The applicant wishes to match what is currently on premises.

Ms. Monaghan testifies as to campus parking, access to the school buildings and also the temporary office space proposed.

There are no proposed changes to the storm water management plan. Ms. Monaghan indicates that the engineer proposed upgrading the inlet grates to be D.O.T. specified bicycle-safe grates. The applicant has agreed to this.

With regard to the landscaping, Ms. Monaghan indicates that there will supplemental landscaping added.

The Board Engineer's letter dated March 25, 2016 asks for certain modifications and amendments to the plan to submit. Ms. Monaghan says that she is familiar with the letter and the applicant is able to meet those requirements. Ms. Monaghan indicates that the plan has already been modified but has not been submitted as of yet.

Ms. Monaghan indicates that there are no variances requested with regard to this application.

Mr. Neff then highlights his review letter and confirms that the site has adequate bus turning capabilities. He asks if they know how many busses may be outside at one time. Ms. Monaghan indicates that the enrollment would be approximately 165 students, which it is believed would require no more than 6 busses.

Mr. Giunco states he would like to state that the applicant is not modifying anything physical to the building. Mr. Link will testify, if necessary, that the exhibits he has presented to the Board explaining the aesthetics and elevations of the building and the floor plans are accurate and that is what would be built for this facility.

Chairman Cunningham asks for background history of the school.

Mr. Giunco indicates that he would like to bring Ms. Sciarrillo to address Chairman Cunningham's request. Ms. Sciarrillo then speaks as to her qualifications, the history of the school and students currently enrolled. She explains Trinity Hall's philosophy and gives some examples of a few of the accomplishments and successes by the students both in the classroom and outside of the classroom.

Chairman Cunningham asks how the students have been functioning in their former space and how they intend to function in this space. Ms. Sciarrillo answers that they have been very creative with space and scheduling. This new space is twice as big as their previous space and will accommodate their needs.

Mr. Lodato has a question as to how the school will satisfy its physical education requirement. Ms. Sciarrillo indicates that private schools are not held to the same requirements as public schools. We currently have fitness classes, which offer yoga, pilates and zumba. These types of classes can be held in smaller spaces. There are off-site athletic facilities that will be utilized.

Chairman Cunningham asks if there are any questions from the audience or Board members. Mr. Mirarchi asks if there would be any impact upon emergency services with the waiver requested regarding the driveway opening from 25 ft to 24 feet. Mr. Neff states that the 24 ft. is standard in many locations. Mr. Mirarchi also confirms with Mr. Link that the building is fire suppressed. Mr. Link answers in the affirmative.

Chairman Cunningham asks if there are any further questions from the audience or the Board. Councilman Baldwin asks why there was a sign request originally and now that request has seems to have gone away. Ms. Sciarrillo answers that they would love a sign but originally the sign proposed would not have been permitted. After some discussion, Ms. Sciarrillo expressed that they will be putting up a sign that conforms with the ordinance and obtain a permit.

Mr. Lodato makes a motion to approve this application for preliminary & minor site plan approval along with the waivers requested. Mr. Collins seconded.

**BOROUGH OF TINTON FALLS
PLANNING BOARD**

**REGULAR MEETING
April 13, 2016**

Roll Call:

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

NAYS: None

ABSENT: Ms. Guarino

INELIGIBLE: Mr. Mirarchi

Mr. Giunco states that there might not be a meeting in two weeks and would like to start renovating as soon as possible. Mr. Giunco would like to ask if there is any possibility that the Board could adopt a resolution this evening. Mr. Kalwinsky indicates that he has a form of Resolution with him and could add in the particulars regarding this application. Mr. Kalwinsky then reads the Resolution as he has prepared it, along with additions and requirements of the application.

Chairman Cunningham then asks for a motion to accept the Resolution as outlined.

Mr. Collins makes a motion to accept for Resolution as read by Mr. Kalwinsky with the appropriate additions and requirements. Seconded by Mr. Clayton.

ROLL CALL:

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

NAYS: None

ABSENT: Ms. Guarino,

INELIGIBLE: Mr. Mirarchi

Chairman Cunningham asks if the public would like to speak on any matter. Hearing none. Chairman Cunningham asks for a motion to close the public session.

Mr. Clayton makes a motion to close the public session, Mr. Collins seconds the motion. All in Favor.

ADJOURNMENT –

Mr. Morris offers a motion to adjourn the meeting at 9:00 p.m., seconded by Mr. Lodato. All in Favor.

Respectfully Submitted,

Colleen Connolly

Colleen Connolly
Board Secretary

Approved at a meeting held on:

May 25, 2016