

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 (arrived at 8:20p.m.), Councilman Baldwin, Mr. Romanov, Mr. Lodato, Mr. Clayton, Ms. Guarino, Mr. Natter

Absent: Mr. Collins, Mr. Mirarchi

Others: Dennis Collins, Esq.
Thomas Neff, T&M Associates, Board Engineer
James Clarkin, CME Associates, Board Planner
Deanna Keefer, Board Secretary

All present stood for a Salute of the Flag.

CITIZEN SERVICE ACT COMPLIANCE – Chairman Cunningham indicated that there were two unexpected absences at the November 9th meeting; Ms. Guarino and Mr. Collins. Said absences will be excused. Chairman Cunningham stated that we are missing three board members tonight. Mayor Turning is obligated to be at another meeting, Mr. Collins is unavailable due to business obligations, and Mr. Mirarchi is on vacation. Chairman Cunningham asked if anyone would like to object to any of tonight's absences, no objection is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES-

Chairman Cunningham stated that the board had received the minutes of the November 9th meeting. Chairman Cunningham asked if there were any questions or comments in regards to said minutes. Hearing none, he asked for a motion to accept the minutes as submitted.

Councilman Baldwin offered a motion to accept the November 9th minutes as submitted. The motion was seconded by Mr. Clayton.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins, Mr. Mirarchi, Mayor Turning

INELIGIBLE: Mr. Lodato, Ms. Guarino

RESOLUTIONS-

**Antonio Gomes-PB #2016-03
Block 12.02 Lots 20 & 22
Minor Subdivision**

Chairman Cunningham asked for a motion to accept the resolution as prepared by Attorney Collins.

Mr. Clayton offered a motion to adopt the resolution. The motion was seconded by Mr. Romanov.

Roll Call:

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

NAYS: None

ABSENT: Mayor Turning, Mr. Collins, Mr. Mirarchi

INELIGIBLE: Mr. Lodato, Ms. Guarino

PLANNING BOARD BUSINESS-

**Capelli Sports Complex-PB #2016-09
Block 111 Lots 10.01, 11 & 12.01 and Block 113.01 Lots 16.01, 17 thru 29 & 31
Amended Preliminary and Final Major Site Plan**

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

Attorney Collins stated that this matter is Capelli Sports Complex, the notice to adjoining property owners has been reviewed, are in order, and the board has jurisdiction to hear this matter.

Attorney Collins asked that Mr. McGann, attorney representing the applicant, enter the following exhibits:

A-1: Amended Preliminary & Final Major Site Plan, prepared by Jeromie P. Lange PE, of Maser Consulting; dated July 28, 2016 consisting of 29 sheets.

A-2: Field Lighting Plan prepared by Bob Zoeller, of Musco Lighting; dated January 22, 2016 consisting of 3 sheets.

Mr. McGann gave an overview of the application, which is an amendment of the application that was approved by the board back in April of this year.

Attorney Collins swore in the following witness present on behalf of the applicant:

Jeromie P. Lange PE, of Maser Consulting

Attorney Collins indicated that Mr. Lange's credentials have been previously accepted by the board.

Attorney Collins also swore in the following Board Professionals:

Thomas Neff, Board Engineer, T&M Associates

James Clarkin, Board Planner, CME Associates

The following exhibits are entered:

A-3: Overall Dimension & Phasing Plan, prepared by Jeromie Lange PE; dated January 22, 2016 and last revised on June 6, 2016.

A-4: Overall Dimension & Phasing Plan, page 2, prepared by Jeromie Lange; dated July 28, 2016 and last revised September 7, 2016.

A-5: Overall Dimension & Phasing Plan, page 3, prepared by Jeromie Lange; dated July 28, 2016 and last revised September 7, 2016.

Mr. Lange gave an overview of the amended plans. He indicated that the revisions to the plans focus on Phases 2 and 3 on the west side of Wayside Road. Mr. Lange also indicated the reason for this amendment is to preserve wetlands on the property. Mr. Lange testified that the wetlands will be preserved by separating Fields #3 and #4. Mr. Lange also indicated that a species of wood frog relies on this wetland for its survival.

Mr. Lange described how the parking configuration and the driveways have been amended as a result of separating fields #3 and #4, and preserving the aforementioned wetlands.

Mr. Lange indicated that the following ancillary changes were made to the previously submitted site plans:

- The location of the field house
- Addition of netting along Wayside Road (as a result of moving field #4 closer to the road)
- Emergency vehicle access
- Addition of storage shed
- Location and dimensions of the refuse container

Mr. Lange indicated that the applicant is seeking approval to display sponsorship signage at the complex. Said signage would be displayed on the fencing along Wayside Road and viewable from the fields.

Discussion ensued regarding the banner signs and whether or not they are permitted by the Borough ordinances. Attorney Collins clarified that the Zoning Officer holds the authority to approve said signage, and if the board approves the application, the resolution will stipulate as such.

Mr. Lange reviewed the new variances that are required for the amended layout. Said variances are pertaining to a proposed retaining wall; ground sign; and the set back for the parking lot.

Mr. Neff asked about the dimensions of the proposed shed. Mr. Lange testified that the dimensions are 16x25 feet and 12 feet tall, and no variances are needed for the shed.

Mr. Neff asked a question regarding height of the retaining wall on the west side of field #4. Mr. Lange explained why the exact height is uncertain at this time, and assured that no variance would be required.

Mr. Clarkin asked that once a determination is made by the Zoning Officer regarding the proposed sponsorship signage, the applicant shall provide more detailed information regarding such.

Mr. Natter asked a question regarding the wetlands on the East side of the property. Mr. Lange gave testimony as to how that area will be addressed.

Chairman Cunningham indicated that Mayor Turning arrived at approximately 8:20 P.M.

Chairman Cunningham asked if there were any further questions from the board, and there were none. He then opened it up to the public and there were no questions. Hearing no questions, he then closed the public portion. Chairman Cunningham then asked for a motion to approve the application.

Mr. Lodato offered a motion to grant Amended Preliminary and Final Site Plan Approval to The 'A' NJ Sports Complex, LLC based on the criteria outlined by Attorney Collins. The motion was seconded by Ms. Guarino.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins, Mr. Mirarchi

INELIGIBLE: Mayor Turning

Reexamination Report on Master Plan

Chairman Cunningham indicated that the board will briefly discuss the Reexamination Report of the Borough's Master Plan.

Attorney Collins indicated that the Master Plan was last evaluated in 2007, thus requiring a Reexamination Report in 2017. Attorney Collins gave the board an overview of what the Reexamination Report entails, and how it differs from the Master Plan.

Closing

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 session.

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

Chairman Cunningham indicated that the meeting scheduled for December 28th will be cancelled and the next meeting will be held on January 11, 2017.

Mayor Turning expressed his gratitude to the board for their participation this year, and welcomed the board members back next year.

EXECUTIVE SESSION-

Not Needed

ADJOURNMENT –

Chairman Cunningham asked for a motion to adjourn.

Mr. Lodato offered a motion to adjourn the meeting at 8:44p.m.; the motion was seconded by Mr. Romanov. All voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: January 11, 2017