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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
July 11, 2018

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."

Chairman Cunningham indicated that Matt Kalwinsky is the covering attorney for Dennis Collins. He further indicated that Mr. Robert Markoff has been appointed by the Mayor to fill the vacant Board Member seat, which also serves as the liaison to the Environmental Commission.

ROLL CALL:

Present: Chairman Cunningham, Vice Chairman Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Collins, Mr. Clayton, Mr. Natter, Mr. Markoff, Mr. Mirarchi
Absent: Mr. Michalowski
Others: Matt Kalwinsky, Esq., *Board Attorney*
Tom Neff, *Board Engineer*
Jennifer Beahm, *Board Planner*
Deanna Keefer, *Board Secretary*

All present stood for a Salute to the Flag.

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PLANNING BOARD BUSINESS-

CITIZENS SERVICE ACT COMPLIANCE- Chairman Cunningham stated that Mr. Michalowski is absent tonight and gave advanced notice of said absence to the Board Secretary.

Councilman Baldwin offered a motion to accept Mr. Michalowski's absence, seconded by Mr. Collins.

Roll Call:

AYES: All in favor

NAYS: None

ABSENT: Mr. Michalowski

INELIGIBLE: Mr. Markoff

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- Chairman Cunningham indicated that the board had received the minutes of the May 23rd meeting, and asked for a motion to approve the minutes as submitted.

Mr. Lodato offered a motion to approve the minutes of the May 23rd meeting; seconded by Mr. Collins.

Roll Call:

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AYES: Mr. Lodato, Mr. Collins, Chairman Cunningham, Councilman Baldwin, Mr. Crowley, Mr. Natter, Mr. Clayton

NAYS: None

ABSENT: Mr. Michalowski

INELIGIBLE: Mr. Mirarchi, Mr. Romanov, Mr. Markoff

RESOLUTIONS-None

NEW BUSINESS-

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

PB 2018-03 Monmouth Regional High School Capital Review-

Mr. Ted Hopkins, of FVHD Architects, is the principal of the project and present to represent the Board of Education for the hearing.

Mr. Kalwinsky described to the board the process of Capital Review Hearings.

Mr. Hopkins described the project which will be subject to a referendum vote, noting that the project consists of the following elements:

1. Addition of an auxiliary gymnasium
2. Resurfacing of the track
3. Conversion of football field to a synthetic turf field
4. Conversion of two soccer fields to synthetic turf fields
5. Solar array, rooftop mounted units
6. Replacement of roof as needed

Mr. Hopkins noted that the small addition of an auxiliary gymnasium was presented to the Board of Education in a previous referendum, however it was not accepted.

Mr. Neff stated that he has concerns regarding drainage as this is considered a major development per DEP storm water standards. He stated that the applicant has agreed that if the referendum is approved they would return to the Board with a drainage design plan. He further stated that he recommends ADA be taken into consideration, when designing access to the new facilities.

Mr. Neff indicated that all of his other concerns have been addressed.

Councilman Baldwin asked Mr. Hopkins to clarify his statement that the Board rejected the previous application for the auxiliary gym. Mr. Hopkins clarified that it was rejected by the voters with the previous referendum.

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Councilman Baldwin asked if the Board of Education has or will apply for any aid or grants from the State. Mr. Hopkins described the grant that is available, what it covers and the requirement to be eligible for the grant. Councilman Baldwin encouraged that the public be made aware of same.

Mr. Lodato offered a motion to acknowledge the appearance of Monmouth Regional High School as stated by Mr. Kalwinsky, seconded by Mr. Natter.

Roll Call:

AYES: Mr. Lodato, Mr. Natter, Chairman Cunningham, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Collins, Mr. Clayton, Mr. Mirarchi

NAYS: None

ABSENT: Mr. Michalowski

INELIGIBLE: Mr. Markoff

PB 2018-04 Soldier On, Inc. Block 128.03 Lot 5-

Chairman Cunningham indicated that the next matter is Soldier On, Inc.

Chairman Cunningham read the following statement: *"For the record, it should be noted that Mr. Gary Baldwin, the Class 3 member of the board, and I, a Class 4 member of the Board, and both former military officers, reside at Seabrook Village on Block 128.03 Lot 19.05 near the applicant's property along Essex Road. All of the lots discussed herein are in the same Block 128.03. The applicant's property is Lot 5, separated from Lot 19.05 by 19.04. Both lots 19.04 and 19.05 are owned by Seabrook Village, Inc. However, Lot 19.04 has recently been covered with solar panels and it contains no residential features whatsoever such as are found on Lot 19.05. The applicant's Lot 5 is more than 200 feet from 19.05...again the property upon which Messrs. Baldwin and Cunningham live. On the advice of the Board's attorney, Dennis A. Collins, Esq., neither Mr. Baldwin nor Mr. Cunningham must recuse themselves from hearing this application".*

Mr. Cameron McLeod is the attorney present on behalf of Soldier On. Mr. McLeod advised that the applicant is seeking Preliminary approval only at this time.

Mr. Kalwinsky swore in the following witnesses:

Bruce Buckley, President of Soldier On

Raymond Papa, P.E., of Najarian Associates

John Baree, P.P., A.I.C.P., of Heyer, Gruel and Associates

James Scalise, Director of Real Estate Development, Soldier On

Mr. Kalwinsky also swore in the Board Professionals, Tom Neff and Jennifer Beahm.

Mr. Kalwinsky indicated that he has reviewed the notice to adjoining property owners and affidavit of

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publication, they are in order and the Board has jurisdiction to hear this application.
The following exhibits are entered:

- A1- Preliminary Major Site Plan prepared by Raymond R. Papa, P.E. of Najarian Associates, dated June 8, 2018 consisting of nine (9) sheets
- A2- Architectural plans prepared by WCGS Architects, dated June 8, 2018, consisting of 8 sheets
- A3- Existing features aerial view
- A4- Colored rendering of steep slope plan
- A5- Proposed Improvement Exhibit
- A6- Power Point Exhibit
- A7- Brochure Exhibit
- A8- Proposed Signage Plan
- A9- Letter from James Scalise, P.E., dated July 10, 2018

Mr. Buckley described his background with the Soldier On Organization, and stated that he is now the CEO and President of Soldier On. Mr. Buckley gave a background of the Organization and the services that they provide, which includes permanent housing for homeless veterans. Mr. Buckley indicated that Soldier On currently has four (4) permanent housing facilities, and this application is proposing a fifth.

Chairman Cunningham asked if women or married veteran couples are allowed in their housing. Mr. Buckley replied that these are one bedroom units, and in their experience veterans that are homeless are very rarely married. He further explained why they do not like to house men and women in the same facility. Chairman Cunningham asked how easily these seventy (70) units will be filled, and Mr. Buckley confirmed that he felt that they will be filled fairly quickly and explained why he felt that way. Chairman Cunningham asked why they limited the number of units to seventy (70). Mr. Buckley explained the reasoning behind landing on seventy (70) units, including financial and land restrictions.

Mr. Clayton asked what services are provided to the veterans. Mr. Buckley outlined the services that are provided, including: utility payment, one (1) meal a day, transportation, a personal case manager, peer program, and support with receiving benefits that they may be eligible for. Mr. Baldwin suggested that Mr. Buckley discuss the medical support that is offered. Mr. Buckley described the support staff that is available to the veterans.

Chairman Cunningham spoke about the support that the veterans living at Seabrook Village may provide.

Mr. Collins asked what was the average age of the veterans they house, Mr. Buckley stated that there is a cross section, however it is typically over fifty years old.

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Mr. Natter asked what level of staff is involved and if any of said staff will reside on site. Mr. Buckley indicated that there is usually one (1) full time staff member, whom is also an eligible veteran, which lives on site. The remainder of the staff typically travels to the site as needed.

Mr. Clayton asked if there was a commercial kitchen onsite to prepare meals. Mr. Buckley replied that in Massachusetts, one facility has a commercial kitchen that prepares the meals that are then transported to the other facilities.

Mr. Papa gave the Board an overview of his background and expertise, and is accepted as an expert witness.

Mr. Papa gave the Board a background of the site, and a brief overview of the property using Exhibit A3. Mr. Papa described the proposed project which proposes three (3) buildings on the property, two (2) buildings with two (2) stories, and One (1) building with three (3) stories.

Mr. Papa used Exhibit A4 to demonstrate the slope disturbance and why such disturbance is necessary. He further described how they will use retaining walls to minimize slope disturbance.

Mr. Papa used Exhibit A5 to describe the parking layout, and the variances from which they will be seeking relief.

Mr. Papa indicated that he met with the Fire Marshal, and his only request was an upgraded sprinkler system, which the applicant has agreed to install.

Mr. Papa reviewed the design waivers that the applicant is seeking relief from, including: foot-candle light intensity, shade tree minimum diameter, concrete aprons and sidewalk along the site frontage.

Mr. Papa described the storm water management system, indicated that they are proposing a dry detention basin that meets all of DEP's requirements.

Mr. Papa indicated that a required dumpster will be added to the site plan before final approval. Ms. Beahm asked that said dumpster have a masonry enclosure.

Mr. Lodato asked what distance the site is from the Jersey Shore Premium Outlet Mall. Mr. McLeod replied that the distance is just under a half mile.

Mr. Lodato asked if the residents typically own their own vehicles. Mr. Papa replied that Mr. Scalise prepared a letter regarding parking at the site and will give testimony on same.

Mr. Neff reviewed some outstanding items from his review letter including: concrete aprons, parking, sidewalk installation and truck circulation.

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Chairman Cunningham asked if there was a loading dock for food delivery proposed. Mr. Neff replied that there is a van drop off area that would allow for a smaller box truck to perform deliveries.

Mr. Neff asked for clarification on what appears to be a cul de sac on Exhibit A5. Mr. Papa replied that it is a paved area that could hold a fire truck if needed, and is not meant for parking or regular access. Discussion ensued regarding the cul de sac and how to prevent parking on same.

Ms. Beahm asked for clarification on the area beyond the cul de sac. Mr. McLeod indicated that the architect will give testimony on same.

Mr. Lodato asked if this housing satisfies the Borough's COAH obligation. Ms. Beahm discussed the credit the Borough would get towards the COAH obligation for these supportive housing units.

Ms. Beahm reviewed some outstanding items in her review letter, and Mr. Papa agreed to comply with same.

Mr. Neff confirmed that the storm water management basin would be private.

Mr. Scalise gave the board a background of his education and expertise, and is accepted as an expert witness by the board.

Mr. Neff stated that signage plan that was just distributed was not reviewed by either himself or Ms. Beahm and recommended that action be taken on said signage during Final Approval.

Mr. Scalise described the proposed signage package.

Mr. Scalise spoke about the proposed number of parking spaces, stating they are proposing 0.7 spaces per dwelling unit. He testified to the need for parking as compared to the other Soldier On Developments, noting that in their most recent project peak parking is only 22 cars. Mr. Scalise also noted that a banked parking area is proposed to be added if needed. Mr. Scalise circulated to the Board a letter he submitted to Mr. Neff dated July 10, 2018 regarding the parking at Soldier On (Exhibit A9). Mr. Scalise discussed the estimated daily trips expected to and from the site.

Mr. Scalise discussed the proposed columbarium, noting that they are usually 6 feet high.

Chairman Cunningham asked if the residents bring in their own furniture. Mr. Scalise replied that they provide the furniture for the units.

John Baree, P.P., A.I.C.P., of Heyer, Gruel and Associates gave the Board a background of education and expertise, and accepted as an expert witness by the Board.

Mr. Baree gave an overview of the site location and its surroundings. He further discussed the

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project and how it supports the Borough's current Master Plan.

Mr. Baree reviewed the variances from which the applicant is seeking relief, and any detrimental impact they may have on the area.

Ms. Beahm stated that the variances regarding signage should be deferred to Final Approval, as the Board professionals did not have ample time to review the signage plan.

Mr. Baree discussed how the project supports various purposes of the Municipal Land Use Law.

Ms. Beahm indicated that she has no objection to granting the variances and design waivers outlined by Mr. Baree.

Mr. Collins asked for more information about shuttles that were mentioned in earlier testimony, specifically if they would require over-sized vehicle parking. Mr. Scalise answered that the shuttles are minivan sized vehicles and can fit in a standard parking space.

Chairman Cunningham asked if there will be an office for the social workers. Mr. Buckley replied that in most of their sites, the case workers meet with the residents in their rooms.

Chairman Cunningham asked if there was a community room for socializing. Mr. Buckley replied that there is not a community room, and discussed how that type of space is not usually beneficial to the type of residents they house.

Chairman Cunningham asked if anyone in the public wished to speak on this application.

Gerry Turning, 32 Periwinkle Circle- Mr. Turning expressed his pride about Soldier On coming to Tinton Falls, and thanked everyone for working with this unique organization. He also thanked Seabrook Village for donating the land to the Borough.

Mr. Lodato offered a motion to close the public hearing, seconded by Mr. Natter. All voted in favor.

Chairman Cunningham explained to the Board that if they act favorably upon this application, the Board will also be voting on the resolution tonight. Mr. Kalwinski further explained this situation and outlined the conditions that would be in the resolution if approved.

Mr. Collins offered a motion to grant Preliminary Site Plan approval to Soldier On. The motion was seconded by Mr. Clayton.

Roll Call:

AYES: Mr. Collins, Mr. Clayton, Chairman Cunningham, Mr. Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Natter, Mr. Mirarchi

NAYS: None

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ABSENT: Mr. Michalowski
 INELIGIBLE: Mr. Markoff

Mr. Collins offered a motion to memorialize a resolution granting Preliminary Site Plan Approval to Soldier On. The motion was seconded by Mr. Natter.

Roll Call:

AYES: Mr. Collins, Mr. Natter, Chairman Cunningham, Mr. Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Clayton, Mr. Mirarchi

NAYS: None

ABSENT: Mr. Michalowski
 INELIGIBLE: Mr. Markoff

OPEN PUBLIC SESSION- No public present

Mr. Natter offered a motion to close the public session, seconded by Mr. Romanov.

Roll Call:

AYES: All in favor

NAYS: None

ABSENT: Mr. Michalowski
 INELIGIBLE: Mr. Markoff

EXECUTIVE SESSION- Not needed

ADJOURNMENT-

Mr. Lodato offered a motion to adjourn at 9:31P.M., seconded by Mr. Romanov.

Roll Call:

AYES: All in favor

NAYS: None

ABSENT: Mr. Michalowski
 INELIGIBLE: Mr. Markoff

Respectfully Submitted,

Deanna Keifer

**BOROUGH OF TINTON FALLS
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Deanna Keefer
Board Secretary

Approved at a meeting held on: September 12, 2018