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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
JANUARY 27, 2021

Chairman Lodato called the meeting to order at 7:30 P.M.

Chairman Lodato 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 Lodato, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Hamilton

Absent: Ms. Brown, Mr. Wallace

Others: Matthew Kalwinsky, Esq., In for Dennis Collins *Board Attorney*
Trish Sena, *Board Secretary*
Tom Neff, *Board Engineer*
Jennifer Beahm, *Board Planner*

All present stood for a Salute to the Flag.

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PLANNING BOARD BUSINESS-

Mr. Kalwinsky noted for the record that this meeting is being held in hybrid format via WebEx software. This meeting is being held in compliance with the Emergency Meeting Regulations set forth by the State of New Jersey.

Chairman Lodato gave a brief explanation of the COVID-19 guidelines in place for tonight's meeting.

CITIZENS SERVICE ACT COMPLIANCE- Chairman Lodato indicated that Ms. Brown & Mr. Wallace are absent tonight and gave advanced notice of said absence to the Board Secretary. No objection to their absence is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- None

RESOLUTIONS- PB2020-09 Senior Housing Development, LLC 1530 West Park Avenue. Block 124.63 Lot 30.01 Resolution Granting Preliminary & Final Major Site Plan Approval with Variances, Submission Waivers and Design Waivers.

Mr. Natter offered a motion to memorialize a Resolution Granting Preliminary & Final Major Site Plan Approval to Senior Housing Development, LLC. The motion was seconded by Mr. Mirarchi.

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Roll Call:

AYES: Mr. Natter, Mr. Mirarchi, Chairman Lodato, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Markoff, Ms. Hamilton

NAYES: None

ABSENT: Ms. Brown, Mr. Wallace

INELIGIBLE: None

Master Plan Consistency Review- Ordinance 2021-1467 Ordinance Amending Section 40-68 of the Borough Code, Entitled "Stormwater Management Requirements"

Mr. Kalwinsky briefly explained the procedure to make changes to the Borough's Zoning Ordinance. The Borough Council must refer to the Planning Board for a review and recommendation. The Planning Board must determine whether or not the Ordinance is not inconsistent with the Master Plan or inconsistent with the Master Plan.

Mr. Neff gave a brief overview of the Borough's current Stormwater Management Ordinance and explained that the NJDEP has released new regulations. Every municipality in New Jersey must adopt these regulations by March 3, 2021. He briefly explained the contents of the proposed Ordinance.

Mr. Neff and Ms. Beahm stated that this Ordinance is consistent with the Borough's Master Plan.

Councilman Nesci offered a motion finding Ordinance 2021-1467 consistent with the Borough's Master Plan, with no comments on the Ordinance itself, seconded by Mr. Mirarchi

Roll Call:

AYES: Councilman Nesci, Mr. Natter, Chairman Lodato, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Natter, Mr. Markoff, Ms. Hamilton

NAYES: None

ABSENT: Ms. Brown, Mr. Wallace

INELIGIBLE: None

NEW BUSINESS-

Mr. Kalwinsky noted that although the Planning Board continues to hold in-person meetings in compliance with the State COVID-19 protocols, the Board has voted to hold a hybrid meeting this evening, as it came to their attention that the Borough court room could not adequately hold the expected capacity.

Mr. Kalwinsky stated that members of the public participating remotely must be on camera if they wish to make a statement.

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PB2020-12 W&M Associates, LLC 1251 Jumping Brook Road: Block 128.03 Lot 47, Preliminary and Final Major Site Plan

Mr. Kalwinsky stated that the notice to adjoining property owners and affidavit of publication are in order, the Board has jurisdiction to hear this matter.

The following exhibits are entered into the record:

- A-1 Project Vicinity Exhibit
- A-2 Site Aerial Image
- A-3 Site Plan Overlay
- A-4 Tenant Operation Plan
- A-5 Plan Rendering
- A-6 Overall Signage and Striping Plan
- A-7 Preliminary Floor Plan
- A-8 Building Elevations
- A-9 EV-1 Exterior Views
- A-10 EV-2 Exterior Views
- A-11 EV-3 Exterior Views
- A-12 EV-4 Exterior Views
- A-13 Facility Comparison Views
- A-14 Preliminary & Final Major Site Plan, Langan Engineering

Attorney Kalwinsky swore in the following witnesses:

Richard Burrow, P.E. Langan Engineering
Gregory Woodruff
Dan Disario
Doug Wurl

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Ms. Sena indicated that the exhibits were pre-marked before the start of the meeting.

Mr. Burrow gave a brief explanation of the outside approvals this project has received before appearing before the Board this evening.

Mr. Burrow began by giving an overview of the site and the property as it exists today. This site currently operates as a golf course. Referencing exhibit, A-2, Mr. Burrow illustrated how the Applicant is redeveloping portions of the site that have already been developed, while still preserving the undeveloped portions of the site.

The Applicant is proposing an Amazon delivery station, which differs from a fulfillment center. The proposed building is a 113,000 square foot building on a 50-acre site in the IOP Zone. Mr. Burrow described the project while referencing exhibit A-4, Tenant Operational Plan, giving an overview of the site and the proposed uses.

Mr. Burrow described the different parking areas on site and explained that the traffic engineer will provide more specific testimony on the traffic aspect of this project. The van drivers will be staggered in different waves.

The vans will exit the site on the western-most driveway to begin their delivery route.

Mr. Burrow provided testimony on the site grading. He stated that there is a retaining wall proposed along the northwest corner of the property and is approximately 10.8 feet tall at its highest point. He explained that this project is only disturbing .23 of an acre of wetlands. Mr. Burrow discussed stormwater management, stating there are 5 stormwater management basins on site.

Mr. Burrow discussed site access stating there are three driveways whereas the Ordinance only allows two. He explained why the third driveway is necessary for this project. The Applicant is proposing sidewalk between the three site driveways along Jumping Brook Road.

Mr. Burrow detailed the site lighting, noting the existing site is already well-lit. He discussed the lighting waivers they are requesting.

Councilman Nesci inquired if there will be any spillage of lighting into the adjacent property as well as Seabrook Village? Mr. Burrow explained that Seabrook Village is almost 1,000 feet away and he does not anticipate any spillage. Ms. Beahm explained the difference between spillage and visibility.

Ms. Beahm stated that although the Applicant needs relief for the height of the polls, it is just for one section of the property. Mr. Neff indicated that this tends to be more common with the larger, industrial warehouse projects where there are large, paved areas for truck use.

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Mr. Mirarchi inquired if this will be a 24-hour operation? Mr. Burrow confirmed that the facility is a 24-hour operation, however, the traffic engineer will provide detailed testimony on the hours of operation.

Chairman Lodato asked Mr. Burrow to outline the differences between this facility and the Amazon fulfillment center in Robbinsville, New Jersey.

Referencing exhibit, A-13, Mr. Burrow described the major differences between the proposed facility in Tinton Falls and the fulfillment center. The Robbinsville fulfillment center is over one-million square feet. However, it is a three-story building that makes it two and a half million square feet. The proposed delivery center is 113,000 square feet. He noted that the difference is astronomical. He noted that the uses are also completely different.

Mr. Burrow discussed landscaping onsite. He explained that there are numerous trees being planted on the site. Their main focus is the frontage along Jumping Brook Road. They are also using landscaping to buffer the impact on the adjacent natural resources.

Attorney Pape explained that the Applicant has requested to remove most of the landscaping from the parking lots and relocate all of it to the perimeter of the site.

Mr. Burrow noted that the parking lot is designed for the future use of electric vehicles. The islands in the parking lot would be equipped with light poles and trees as well as the infrastructure for electrical vehicle charging.

Moving on to signage, Mr. Burrow discussed the Borough's robust Sign Ordinance. He explained that Amazon has a national design standard for their signage package at their facilities. The Applicant initially proposed 28 signs on site, whereas the Ordinance allows for two directional signs. They reduced the number of directional signs to 16. Mr. Burrow discussed the purpose of each proposed sign in detail.

Attorney Kalwinsky stated for the record that the members of the public participating via Web-Ex had trouble hearing the last five minutes of testimony. It appears there was some audio feedback issues. Mr. Burrow reiterated the last five minutes of testimony regarding the lighting and landscaping.

Ms. Beahm briefly discussed the proposed landscaping and clarified the relief requested. She also indicated that the Board Professionals spent a lot of time with the Applicant discussing signage. Although it seems as though they are proposing a lot of signage, this is significantly reduced from what was originally proposed. Mr. Neff added that most of the proposed signs are 12x8 signs indicating parking, visitor parking, customer parking etc. Ms. Beahm stated that the Applicant has also moved signage along Jumping Brook Road to comply with the setback, whereas initially it was a little closer to the road. She indicated that she does not take any exception to the relief for the

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signage. The Board professionals have been working with the Applicant for nearly a year, and the plans have changed significantly since the initial submission. The Applicant has worked to address their concerns.

Referencing the building rendering exhibits A-9, A-10, A-11 and A-12, Mr. Burrow discussed the overall architectural design of the site. He detailed the view from the central driveway off Jumping Brook Road. There will be a 40-foot-tall decorative concrete building in Amazon's standard colors. There are five signs on the building, the top sign reads "Amazon Delivery" and "Amazon Hub." This is the same view from the western-most driveway.

Mr. Neff stated that a Variance is required for the number of wall signs as well as the size of the wall signs.

Exhibit A-12 illustrates the view from Jumping Brook Road which features the proposed ground-mounted sign. The ground-mounted signs are 30 square feet. The Ordinance allows one ground-mounted sign; however, they are proposing two. These signs are clear, instructional signs that help visitors and regular users of the site come into the site via the correct driveway. This exhibit also illustrates how the proposed landscaping helps buffer the view of the building from Jumping Brook Road.

Attorney Pape asked Mr. Burrow if he can address all outstanding relief items that are highlighted in Mr. Neff and Ms. Beahm's reports? Mr. Burrow indicated that they would address any outstanding comments.

Chairman Lodato asked if the Board has any questions for Mr. Burrow?

Mr. Neff asked Mr. Burrow to provide testimony on the additional waiver needed for the loading space size. The Borough Ordinance requires for an industrial use, loading spaces to be 15 feet wide by 60 feet long, whereas 12 feet wide by 60 feet long is proposed. Mr. Burrow explained that the truck spaces at the north end of the building are 60 by 12, the entire truck port is 132 feet.

Mr. Neff inquired about sidewalks on site and asked if there is a need for any sidewalk or connecting point from the parking lot to the building. Mr. Burrow stated that there is not. Ms. Beahm asked if sidewalk will be installed in the employee parking lot where employees walk to the building. Mr. Burrow indicated that the employees would walk through the parking lot to the front door. A sidewalk will be located along the northern side of the parking lot connecting people to the building, however there will not be any sidewalks in the parking lot itself.

Mr. Neff asked Mr. Burrow to provide testimony regarding the Borough Ordinance requirement in which warehouses cannot be built on a property that is greater than 10 acres. Mr. Burrow explained that they are only using about 60% of the lot, the building is a little over two acres in

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size. Therefore, the building will fit on a 10-acre lot. He believes that the building meets the intent of the Ordinance.

Discussion ensued regarding the parts of the site being preserved. Attorney Pape explained that all of the environmentally constrained properties will be deed restricted. The wetlands on the northeastern portion of the property will be preserved.

Understanding that this facility will be a 24-hour operation, Ms. Beahm inquired if the lights will be in use 24 hours a day as well? Attorney Pape indicated that the majority of the operation at night will be employees working inside the building, therefore he believes there will be times when different portions of the lighting can be dimmed. Ms. Beahm asked that the Applicant consider the eastern part of the site that is nearest to Seabrook Village.

Mr. Neff inquired about the public parking spaces indicated in the plan. Mr. Burrow stated that public visitation would be occasional in instances where a package cannot be delivered, or a customer wishes to pick up the package.

Attorney Pape stated that the next witness is Dan Disario, Professional Engineer with an expertise in traffic.

Referencing exhibit, A-4 Tenant Operational Plan, Mr. Disario explained how this facility differs from the facility in Robbinsville, New Jersey. He discussed the overall operation at a fulfillment center, stating that is designed for over 5,000 employees. The proposed delivery center in Tinton Falls is designed for a little over 400 employees at its peak operation.

Mr. Disario compared the proposed facility to a local post office. This facility will service the municipalities between the parkway and the ocean. Most of the traffic from this facility will be skewed to and from the west.

Mr. Disario stated that they submitted a traffic study that was last revised on January 7, 2021. Although this is a 24-hour operation it is not going to generate external traffic 24 hours of the day. The first shift of employees will work inside the building and will begin at about 2:00 AM, working until 12:30 PM. These employees will be responsible for unloading the tractor-trailers with customer packages. Tractor-trailers will be between the hours of 6:00 PM and 7:30 AM each day. The second shift of employees will begin around 6:00 AM working until 2:30 PM. These employees will be responsible for managing the delivery van operation as the vans are loaded for delivery. Another shift will begin around 1:30 PM until about 10:00 PM. These employees are responsible for managing the delivery operation as the vans come back to the delivery station. There is a shift of about five employees from 12:00 PM until 10:30 PM who help manage any packages that might be returned to the station.

Around 9:00 AM delivery van drivers will arrive on site. Drivers are given set times in which they come to the site to park their personal vehicle, retrieve their assigned vans. Vans will remain in the staging area and will be waved forward to the loading spaces on the southwest side of the

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building. There are 60 staging spaces and 60 loading spaces. Once the vans are loaded, they will then proceed to exit out of the westerly or southern driveway.

The delivery vans will be grouped in sets of 60 in correlation with the amount of the loading spaces on site. The discharge of vans will be a very controlled and regimented operation. The vans do not come back to the headquarters until they are finished with their delivery routes. Delivery routes last approximately ten hours.

Mr. Neff asked how long it takes for the 195 delivery vans to exit the site? Mr. Disario indicated that it is spread out over a few hours. Given that there are 60 loading spaces on site, the vans exiting will be grouped by 60.

At 8:56 PM Chairman Lodato indicated that the Board will take a ten-minute break

The Board was back on the record at 9:06 PM

Mr. Disario discussed flex-drivers who use their personal vehicles to make deliveries between 4:00-5:30 PM. There are approximately 54 flex-drivers.

Mr. Disario summarized the overall traffic impact on this site, stating that this facility generates very little traffic during the morning commute time. The highest amount of traffic will be generated between the hours of 10:00 AM and 11:00 AM.

Mr. Disario indicated that this facility will experience an increase in activity during peak season during the holidays. He gave a brief overview of the operation schedule during holiday season. Mr. Neff asked Mr. Disario to clarify "peak-season" and Mr. Disario stated that their peak-season is from November to January. Mr. Neff asked if the peak-season will impact rush hour traffic? Mr. Disario stated that believes it will not have a significant impact.

Chairman Lodato asked if there are any intended improvements to the road outside of the footprint of the facility, specifically on Jumping Brook Road? Mr. Disario indicated that there are none at this time.

Mr. Baldwin voiced his concerns with traffic at the intersection of Jumping Brook Road and Essex Road. Discussion ensued regarding planned traffic improvements for this intersection in Neptune Township.

Mr. Baldwin inquired about the delivery vans exiting the facility, and Mr. Disario stated the vans will exit one at a time.

Mr. Neff referenced the UPS facility in town that requires police presence to direct traffic, he asked if this facility would require the same. Mr. Disario indicated that this facility will not require police presence to manage traffic.

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Discussion ensued regarding traffic impact on Asbury Avenue and Jumping Brook Road. According to the Traffic Analysis Report, traffic will be routed to Route 66. Board Members asked Mr. Disario for clarification. Mr. Disario indicated they anticipate 50% of the delivery vans will go through Asbury Avenue and Jumping Brook Road.

Mr. Mirarchi inquired if they anticipate tractor-trailer traffic from the Robbinsville Fulfillment Center? Mr. Disario stated that the fulfillment centers that would service this delivery station are located north and west of this area.

Mr. Clayton inquired about the number of vans on site at all times. Mr. Disario stated that during standard operations there will be 195 vans on site. During holiday peak-season, they anticipate approximately 500 vans. It is Mr. Disario's understanding that Amazon supplements their year-round van supply with seasonal leasing for increased vans during the holidays.

Discussion ensued between Mr. Neff and Mr. Disario regarding parking spaces on site for both delivery vans and delivery driver's personal cars. Mr. Disario stated that parking will never spill onto the adjacent roadways.

Mr. Baldwin inquired if the delivery vans will be electric or gas-operated? According to Mr. Disario, this site will provide the ability for vans to be electric. At some point, there will be a program that will institute electric vans.

Mr. Natter inquired about the time frame of transitioning from personal vehicles to delivery vans. Mr. Disario stated that during normal operation it will begin about 9:00 AM and end around 11:30 AM. During peak-season it will commence around 6:30 AM and will end around 8:30 AM.

Ms. Beahm asked Mr. Pape to confirm that this site will not store vehicles from car dealerships on the property. Mr. Pape confirmed that there will be no dealership vehicles stored on site and stated any language that is appropriate in the Resolution to make certain that it will not be acceptable.

Chairman Lodato indicated that he will allow one more witness this evening and the meeting will conclude at 10:00 PM.

Attorney Kalwinsky stated for the record that this application will be carried to February 10, 2021, at 7:00 PM without the requirement of re-notice and re-publication.

Attorney Pape introduced the Mr. Gregg Woodruff, Professional Planner as the last witness this evening.

Mr. Woodruff stated that the first Variance relief requested relates to the maximum permitted lot area relative to the Ordinance requirement in which warehouses cannot exceed 10 acres. He

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stated that a significant portion of this property does not have any development components and is therefore restricted from having development in the future. The second Variance being requested relates to the height of the retaining wall, he explained that area is currently developed as part of the golf range. The wall does provide the benefit of creating a stable area and does not have any negative impact associated with visibility from the front of the property. The third Variance relates to the construction on steep slopes and within the vicinity of wetland areas. Wetland impacts throughout the site have already been approved by the NJDEP. Mr. Woodruff discussed the various sign variances being requested.

Ms. Beahm discussed the Variances being requested and stated that the Applicant has provided adequate testimony and she does not take any exception to the relief being requested.

Mr. Neff echoed the comments of Ms. Beahm, stating that these Amazon facilities are becoming more popular and necessary for everyday life.

Mr. Clayton asked if there will be a mechanic on site to take care of motor vehicle issues? Mr. Disario stated that repairs will not be done on site.

Mr. Burrow briefly discussed a possible crosswalk from this site to the Walmart shopping center stating the Applicant has agreed to install a sidewalk along the frontage as opposed to a crosswalk. Ms. Beahm encouraged the Applicant to consider installing the crosswalk for safety reasons.

As the direct presentation of the three expert witnesses has concluded, Chairman Lodato announced that the Board will not be taking any public comment this evening. This meeting will continue on February 10, 2021, at 7:00 PM.

Attorney Kalwinsky stated for the record that this Application will be carried to the February 10, 2021, meeting at 7:00 PM, no further notice is required.

PUBLIC DISCUSSION-

Hearing no comment, Chairman Lodato asked for a motion to close the public discussion. Mr. Clayton offered a motion to close the public discussion seconded by Mr. Mirarchi, all present voted in favor

EXECUTIVE SESSION-None

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ADJOURNMENT:

Mr. Clayton offered a motion to adjourn at 10:00 PM, seconded by Mr. Mirarchi. All present voted in favor.

Respectfully submitted,



Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: June 23, 2021