

**BOROUGH OF TINTON FALLS
PLANNING BOARD**

**REGULAR MEETING
DECEMBER 14, 2011**

Chairman John H. Cunningham, Jr. 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."

ROLL CALL

Present: Mr. Cunningham, Councilman Baldwin, Det. Trocchia, Mr. Lomangino, Mr. King, Mr. Lodato

Absent: Mayor Skudera, Mr. Pak, Mr. Collins

Others: Dennis Collins (Board Attorney); Erin Swartz (Board Secretary)

All present stood for a Salute of the Flag.

PLANNING BOARD BUSINESS –

Citizen Service Act – Ms. Swartz advised that Mr. Pak and Mr. Collins had both called to advise they would not be in attendance this evening. No objections were received. Mr. Cunningham noted that Mr. Pak has sent in a letter of resignation due to his election to Borough Council as of January 1, 2012.

Professional Reports – None this evening.

Approval of Minutes – Chairman Cunningham advised that the minutes have been previously circulated. No comments were received.

Mr. Lomangino offered a motion to approve the minutes of October 26, 2011, seconded by Mr. King.

ROLL CALL:

AYES: Mr. Lomangino, Mr. King, Mr. Cunningham, Councilman Baldwin, Det. Trocchia, Mr. Lodato,

NAYS: None

ABSENT: Mayor Skudera, Mr. Collins, Mr. Pak

INELIGIBLE: None

Sidewalk Discussion – Councilman Baldwin advised that he has informed Borough Council of the issue that was raised at the October 26, 2011 Planning Board meeting regarding the Sidewalk Contribution Fund. In the past we have requested a contribution in lieu of sidewalks and a recent applicants' attorney informed us that is not in the Ordinance. Research was done at Borough Hall and it was found that the Ordinance clearly requires sidewalks but is silent regarding the mechanism for making a contribution when sidewalks are not installed. Borough Council has agreed to introduce an Ordinance to address this issue at an upcoming meeting.

Dennis Collins explained that the Ordinance is what would be needed to require a contribution in lieu of sidewalk installation. On County and State roadways we cannot require sidewalks but we can ask for them to be considered. He recommended that the name of the Sidewalk Fund be changed to the Pedestrian Walkway Fund because many municipalities have options where people are being moved from place to place in a safe manner but a sidewalk is not always the best option; for instance, in a park setting you may want a pedestrian walkway along a wood line. Changing the name of the Fund gives the Borough the best options to spend that money in the right places.

Authorization of Preliminary Investigation to Determine Whether All or a Portion of Fort Monmouth is an Area in Need of Redevelopment – Mr. Cunningham explained that Borough Council adopted this Resolution directing and authorizing the Planning Board to conduct a preliminary

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investigation to determine whether all or a portion of Fort Monmouth within the Borough is an area in need of redevelopment.

Dennis Collins explained that he has been in contact with the Borough's counsel for this matter, Armen McOmber, who will be handling this in lieu of Brian Nelson, the Borough Attorney. There was a change in Legislation dealing with how the Fort Properties will be handled. A new process will involve the determination of a Redevelopment which will provide for more local input. Mr. McOmber has advised that the Planner for FMERA will be conducting the investigation at no cost to the Borough. At this point, the Board simply needs to authorize the investigation; the real work will come when the Planner provides the report and findings. A Redevelopment Area will give the Borough a lot more leeway with respect to the improvements and impacts to the infrastructure.

A discussion was held amongst Board members regarding the need for additional parkway exits and redesigns of the existing infrastructure.

Mr. Lodato offered a motion to authorize the firm of Phillips, Priess and Grygiel, LLC to conduct a preliminary investigation as to whether or not the property known as Fort Monmouth, within the Borough of Tinton Falls, is an area in need of redevelopment in accordance with Borough Council's Resolution R-11-360, seconded by Detective Trocchia.

Mr. Lomangino asked if there are any drawbacks from doing this. Mr. Collins explained that essentially there are no negatives because there is no cost to the Borough and there will be an opportunity to review and comment on the Plan.

ROLL CALL:

AYES: Mr. Lodato, Det. Trocchia, Mr. Cunningham, Councilman Baldwin, Mr. Lomangino, Mr. King

NAYS: None

ABSENT: Mayor Skudera, Mr. Collins, Mr. Pak

INELIGIBLE: None

RESOLUTIONS –

PB2011-09, Sariosis, Block 117, Lots 36 & 37, Granting Minor Subdivision Approval with Variances – Mr. Cunningham stated that the Resolution has been previously circulated. The only comment he has is regarding the existing driveway. There is a condition of the resolution that requires both lots to share the new driveway cut therefore he feels the condition should be clarified to require removal of the existing driveway and curb cut.

Mr. Collins stated that adding additional language is not a problem. He will add the following language to condition number 3: "The existing curb cut and driveway shall be abandoned and returned to its natural condition."

Councilman Baldwin offered a motion to memorialize the Resolution with the added language, seconded by Mr. King.

ROLL CALL:

AYES: Councilman Baldwin, Mr. King, Det. Trocchia, Mr. Lomangino

NAYS: None

ABSENT: Mayor Skudera, Mr. Collins, Mr. Pak

INELIGIBLE: Mr. Cunningham, Mr. Lodato

PB2011-07, Quakerbridge Ventures, Block 21 Lot 10, Granting Preliminary and Final Site Plan Approval with Variances and Design Waivers – Mr. Collins stated that this Resolution has been previously circulated and Board member comments have been incorporated.

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Mr. King offered a motion to memorialize the Resolution, seconded by Mr. Lomangino.

ROLL CALL:

AYES: Mr. King, Mr. Lomangino, Mr. Cunningham, Councilman Baldwin, Det. Trocchia

NAYS: None

ABSENT: Mayor Skudera, Mr. Collins, Mr. Pak

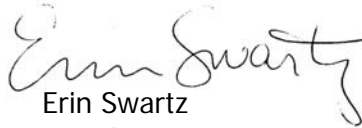
INELIGIBLE: Mr. Lodato

ADJOURNMENT –

Mr. Cunningham advised that the next meeting is scheduled for January 11, 2012 at which the Board will hold their annual Re-Organization meeting. That meeting has been noticed for in The Coaster and the Asbury Park Press. He thanked the Board for another good year.

Mr. Lodato offered a motion to adjourn the meeting at 8:15 p.m., seconded by Councilman Baldwin. All present members voted in favor by voice vote.

Respectfully Submitted,



Erin Swartz
Board Secretary

Approved at a meeting held on: January 11, 2012