

1

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 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."

ROLL CALL:

Present: Chairman Cunningham, Mr. Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Clayton, Mr. Natter, Ms. Mayer, Mr. Mirarchi, Mr. Michalowski

Absent: Mr. Collins

Others: Dennis Collins, Esq., *Board Attorney*
Tom Neff, *Board Engineer*
Jennifer Beahm, *Board Planner*
Deanna Keefer, *Board Secretary*

Chairman Cunningham asked for a moment of silence for the people affected by the tragic shooting that took place in Florida earlier today.

All present stood for a Salute to the Flag.

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PLANNING BOARD BUSINESS-

CITIZENS SERVICE ACT COMPLIANCE- Chairman Cunningham indicated that Mr. Collins is absent tonight due to a business obligation and asked if anyone would like to question said absence. Hearing none, he asked for a motion to excuse the absence.

Mr. Lodato offered a motion to excuse the absence of Sean Collins. The motion was seconded by Mr. Mirarchi. All present voted in favor.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES-Chairman Cunningham indicated that the board had received the minutes of the January 24th meeting, and asked for a motion to approve the minutes as submitted.

Ms. Mayer offered a motion to approve the minutes of the January 24th meeting as submitted; the motion was seconded by Mr. Mirarchi.

Roll Call:

AYES: Ms. Mayer, Mr. Mirarchi, Chairman Cunningham, Councilman Baldwin, Mr. Crowley Mr. Romanov, Mr. Clayton, Mr. Natter

NAYS: None

ABSENT: Mr. Collins

2

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

INELIGIBLE: Mr. Lodato, Mr. Michalowski

RESOLUTIONS-

PB 2017-09 J&C Property Holdings, LLC

Block 128.03 Lot 1.08

Preliminary & Final Major Site Plan & Subdivision

Chairman Cunningham indicated that the board has received copies of the resolution and asked if there were any questions regarding same.

Attorney Collins stated for the record that he revised the resolution to reflect that the applicant is the contract purchaser of the property.

Councilman Baldwin offered a motion to adopt a resolution granting Preliminary & Final Major Site Plan & Subdivision to J&C Property Holdings, LLC. The motion was seconded by Mr. Mirarchi.

Roll Call:

AYES: Councilman Baldwin, Mr. Mirarchi, Chairman Cunningham, Mr. Crowley, Mr. Romanov, Mr. Clayton, Mr. Natter, Ms. Mayer

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: Mr. Lodato, Mr. Michalowski

PB 2017-11 Roger Mumford Homes

Block 105 Lots 13,14,15,16 and Block 105.03 Lot 23

Minor Subdivision

Chairman Cunningham asked the board if they had any comments or questions on the above resolution. Hearing none, he asked for a motion to adopt.

Mr. Clayton offered a motion to adopt a resolution granting Minor Subdivision Approval to Roger Mumford Homes. The motion was seconded by Ms. Mayer.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: Mr. Mirarchi, Mr. Michalowski

PB 2017-08 US Home Corporation d/b/a Lennar

Block 101 Portion of Lot 1-Parcel C-1

Preliminary & Final Major Subdivision

Chairman Cunningham asked the board if they had any comments or questions on the above resolution. Hearing none, he asked for a motion to adopt.

3

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

Councilman Baldwin offered a motion to adopt a resolution granting Preliminary & Final Major Subdivision to Lennar. The motion was seconded by Mr. Natter.

Roll Call:

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

NAYS: None

ABSENT: Mr. Collins

INELIGIBLE: Mr. Mirarchi, Mr. Michalowski

NEW BUSINESS-

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

**PB 2017-10 US Home Corporation d/b/a Lennar
Block 101 Portion of Lot 1- Parcel C
Preliminary & Final Major Site Plan & Subdivision**

Attorney Collins stated for the record that the notice to adjoining property owners and affidavit of publications have been reviewed, are in order and the board has jurisdiction to hear this matter.

Attorney Collins described to the public the process of the Planning Board, and the general Land Use procedures of the Borough. Attorney Collins described how this particular application differs from a typical application that would appear before this board.

Mr. Carton is the attorney present on behalf of the applicant.

Attorney Collins swore in the following witnesses:

Raymond C. Liotta, PP, LLA- Maser Consulting

Mitch Newman-Director of Land Acquisition and Approvals-Lennar

Jeremy Lange, PE, PP-Maser Consulting

Jeffery Fiore, PE-Maser Consulting

Josh Eckert, PP, RA-City Invincible Architecture

Attorney Collins swore in the board professionals.

The following exhibits are entered:

A-1: Aerial image of site location

A-2: Aerial image, zoomed in on the site location

A-3: Aerial image with proposed development overlay

A-4: Overall dimension and phasing plan

A-5: Overall site plan, dated February 14, 2018

4

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

A-7: Color rendering of the Ft. Monmouth Reuse and Development Plan

A-11-A: Elevation of 3-story townhomes

A-11-B: Elevation of stacked townhomes

A-11-C: Elevation of COAH apartments

A-11-D: Elevation of Supportive housing

A-11-E: Elevation of retail buildings

A-15: Definitions

A-16: Widening of Tinton Avenue

A-17: Turning Template

A-18: Plan of sales and construction trailer

Mr. Lange gave an overview of the site location, and the surrounding development. Mr. Lange stated that this application is part of Amendment #3 of the FMERA plan, adopted November 2015.

Mr. Lange indicated that the site was formerly military housing.

Mr. Lange reviewed the site plan of the proposed development which includes three commercial buildings along Tinton Avenue, two 'L' shaped commercial buildings along Municipal Drive, and a daycare care building, along with town homes and multi-family buildings.

Mr. Lange indicated there will be a drainage basin on the Tinton Avenue side of the site. He also indicated there will be one-way circulation around the park proposed in the center of the site.

Mr. Lange reviewed the different types of proposed housing, including 3-story townhomes, stacked townhomes, COAH apartments and Supportive housing. Mr. Lange used Exhibit A-5 to illustrate where said housing is proposed on the site.

Mr. Lange reviewed the proposed commercial buildings using Exhibit A-5. Mr. Lange indicated that the proposed commercial buildings will include a pharmacy, a café or restaurant and a bank, all of which are being proposed with a drive-thru. Mr. Lange clarified that the applicant is only seeking Preliminary approval for the commercial aspect of this application, so there may be changes to this layout when the applicant returns for Final Approval.

Mr. Neff asked that Mr. Lange give some testimony as to the rear façade of the retail buildings that front on Municipal Drive. Mr. Lange described some of the different possible layouts to ensure there is not merely a blank wall facing Municipal Drive. Ms. Beahm strongly encouraged that the applicant take thorough care to ensure same before seeking Final Approval. Mr. Lodato expressed that he shared Ms. Beahm's concerns.

Mr. Clayton asked about the trash receptacle location for the retail buildings. Mr. Lange illustrated the proposed location of the proposed trash receptacles.

5

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

Mr. Lodato asked for a description of the proposed traffic circulation of the development. Mr. Lange gave testimony regarding same. Discussion ensued about the re-construction of the roadways associated with the application.

Mr. Lange indicated that Municipal Drive will be re-aligned to line up with Norman J. Field Way. He also indicated that they are also proposing to add a dedicated right turn lane onto Municipal Drive as well as a dedicated left turn lane to turn onto Norman J. Field Way.

Mr. Mirarchi asked a question regarding traffic on Tinton Avenue and if there was talk of making it a two-lane road. There was applause from the audience in regards to Mr. Mirarchi's concern regarding said traffic. Attorney Collins explained that the road is a County road, and the County is the authority to make decisions regarding the road access. Attorney Collins advised the board and the public that the reaction of applause during a judicial hearing is not appropriate.

Mr. Lodato asked about the existing fence that runs along the North side of the site, Mr. Lange indicated that said fence would be eliminated.

Mr. Lange discussed the proposed phasing plan, and illustrated same using Exhibit A-4. He also described the truck circulation plan of both Fire trucks and Garbage trucks using Exhibit A-17.

Mr. Lange gave testimony regarding the parking and loading areas of the proposed retail buildings and daycare center. Discussion ensued regarding same.

The board took a short recess.

Mr. Lange gave testimony regarding the storm water management system, which includes a wet pond. Mr. Lange also gave testimony on refuse collection, noting that the townhomes will all have curbside pickup and the COAH units will have dedicated dumpsters for refuse and recycling.

Ms. Beahm asked if the applicant would be open to making the trash enclosures of masonry versus board-on-board, noting both aesthetic and durability as reason for the suggestion. Discussion ensued regarding same, the decision was tabled until a decision is made on the application.

Mr. Lange described the proposed temporary sales trailer and temporary construction trailer, noting the proposed location and timing of same.

Mr. Neff asked what the expected time frame to build the units would be. Mr. Lange replied that the sales trailer is expected to be on site for 12-16 months, and the construction trailer would remain for the length of construction which could be up to 5 years, depending on sales.

Mr. Lange described the sign variances from which they are seeking relief. Mr. Lange used Exhibit

6

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

A-15 to review the following N.J.A.C. 19:31C-3.2 definitions: Variance, Design Exception and Development and Design Guidelines. Mr. Lange reviewed the variances and design waivers from which they are seeking relief.

Mr. Romanov asked about the intended use of the park. Mr. Lange indicated that the park is designed to be a public park, however it would depend on if the streets were designated as public or private streets. Mr. Romanov asked if there was adequate parking for a public park. Mr. Lange testified that he feels there is enough parking for the use.

Mr. Mirarchi asked if there will be a Home Owners association and if they will be maintaining the park area. Mr. Lange responded that there will be a HOA, and maintenance of the park will also depend on if the streets are public or private.

Mr. Mirarchi expressed his concern with the mixing of traffic with Department of Public Works Vehicles. Discussion ensued regarding same.

Mr. Lodato asked Mr. Neff if there will be any impact on this property from the demolition of the Myers Center. Mr. Neff indicated that he feels that the center will be demolished before any residents move into the proposed development.

Mr. Clayton asked if there are any industrial aspects of the property that need to be cleaned up before building a residential development over it. Mr. Lange responded that he has been informed that Lennar has performed an Environmental study on the property.

Chairman Cunningham asked if anyone in the public had questions pertaining to the testimony thus far.

Mr. Ronnie Battista of 521 Tinton Avenue came forward. Mr. Battista asked for further explanation on the egress onto Tinton Avenue from the site. Mr. Battista expressed his concern with quality of drinking water from the well that supplies his home. Mr. Lange responded that he is not qualified to answer said question, and indicated that the site will be on the public water system.

Mr. Battista asked if there will be signage at the egress that is across from his property. Mr. Lange stated that there will be temporary construction signage at that location, and at this time there is no retail signage proposed.

Mr. Battista asked for testimony regarding the façade of the retail buildings that face Tinton Avenue. Mr. Lange indicated that the retail buildings that face Tinton Avenue will actually be the store fronts, unlike the buildings on Municipal Drive.

Mr. Battista asked a question regarding landscaping, and Mr. Lange indicated that testimony will be given later in the hearing regarding same. Mr. Battista asked which entrance to the site that

7

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

construction vehicles will be using. Mr. Lange replied that the construction vehicles would most likely enter through Bataan Avenue and Corregidor Road.

Mr. Battista asked about the dimensions of the proposed park, and if it meets the requirements to be defined as a park. Discussion ensued regarding same.

Mr. Battista asked for testimony regarding the foot-candles of the proposed lighting. Mr. Neff discussed the design waiver required with the proposed foot-candles. Mr. Lange described the proposed light fixtures and the reasoning behind the larger foot-candles. Mr. Lange also indicated that Mr. Liotta will give more in-depth testimony regarding same later in the hearing.

Mr. Battista asked if there had been any discussion on reducing the density of the project. Discussion ensued regarding same.

Mr. Neff asked if the applicant would agree to installing landscaping along Tinton Avenue as part of the Phase 1 construction. Mr. Lange agreed with the request.

Ms. Nancy Arno of 495 Tinton Avenue came forward. Ms. Arno asked how the storm water would get to Parker's creek. Mr. Lange discussed the drainage of the site, and how the process meets the state requirement. Ms. Arno asked if the culvert under Tinton Avenue needed to be re-built. Mr. Lange stated that it is a county culvert, and is under evaluation. Further discussion ensued between Ms. Arno and Mr. Lange, and Mr. Neff regarding the storm water management and drainage of the property.

Ms. Arno asked a question regarding Bataan Avenue being moved to the East. Mr. Lange responded that the roadway will not be moved.

Ms. Arno indicated that she will have further questions regarding traffic and landscaping once that testimony is heard.

Chairman Cunningham asked for a motion to close the public session. Mr. Lodato offered a motion to close the public session. The motion was seconded by Mr. Mirarchi. All voted in favor.

Mr. Neff reviewed some further outstanding items from his review letter, including sidewalks, fencing, refuse and recycling. Mr. Lange indicated that there are no items from Mr. Neff's report that he is unwilling to comply with.

Attorney Collins stated that the Chairman has indicated that there will be no further testimony. The hearing will be carried to the next scheduled meeting on February 28th at 7:30PM. No further notice of this hearing will be given.

**BOROUGH OF TINTON FALLS
RE-ORGANIZATION MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2018**

ADJOURNMENT-

Ms. Lodato offered a motion to adjourn at 10:35 P.M. The motion was seconded by Mr. Mirarchi. All voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: February 28, 2018