

Borough of Tinton Falls Planning Board

Regular Meeting of January 24, 2018

Chairman Cunningham called the meeting to order at 7:31 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, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Collins, Mr. Clayton, Mr. Natter, Ms. Mayer, Mr. Mirarchi, Mr. Michalowski

Absent: Mr. Lodato

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

All present stood for a Salute to the Flag

PLANNING BOARD BUSINESS:

APPOINTMENT OF PLANNER- Chairman Cunningham stated that at the last meeting the board did not appoint a Planner, as they were waiting for Council to appoint a Borough Planner. Councilman Baldwin confirmed that Council appointed the firm of Leon S. Avakian, Inc., as Borough Planner. Chairman Cunningham stated that Leon S. Avakian, Inc. has agreed to designate Jennifer Beahm, PP, as the Planner for this board.

Chairman Cunningham offered a motion to enter into an agreement with Leon S. Avakian, Inc., and appoint said firm as the Board Planner. The motion was seconded by Mr. Collins.

Mr. Collins stated that he would like to welcome Ms. Beahm back, as she did a very good job for the board in the past.

Councilman Baldwin thanked the board for appointing the same Planning Firm as the Borough Council, as it will give the Borough more continuity throughout their services.

ROLL CALL:

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

NAYS: None

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ABSENT: Mr. Lodato

INELIGIBLE: Mr. Michalowski

CITIZEN SERVICE ACT COMPLIANCE- Chairman Cunningham indicated that Mr. Lodato is absent due to business meeting, and asked for a motion to accept said absence as excused.

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

PROFESSIONAL REPORTS- None

Chairman Cunningham reminded the new board members of a class in April which would fulfill the mandatory training requirement for new members. Ms. Keefer informed the Chairman that Ms. Mayer and Mr. Michalowski have agreed to enroll in said training class.

APPROVAL OF MINUTES-

Chairman Cunningham indicated that the board had received the minutes of the January 10, 2018 meeting, and asked if the board had a chance to review them. The board indicated that they had reviewed them, and Chairman Cunningham asked for a motion to accept the minutes as submitted.

Councilman Baldwin offered a motion to accept the January 10th minutes as submitted. The motion was seconded by Ms. Mayer.

ROLL CALL:

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

NAYS: None

ABSENT: Mr. Lodato

INELIGIBLE: Mr. Michalowski

NEW BUSINESS-

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

***PB #2017-09 J&C Property Holdings, LLC.
Block 128.03 Lot 1.08
Preliminary & Final Major Site Plan & Subdivision***

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Chairman Cunningham read the following statement:

"For the record I want it shown that Mr. Baldwin and I live at Seabrook Village on Block 128.03 Lot 19.05 near the applicant's property along Essex Road. All of the properties herein discussed are in that Block 128.03. The applicant's overall property, Lot 1.08 is being subdivided into several new lots. The applicant's building construction will take place on new lot 1.09, but between their new lot 1.09 and Seabrook's buildings on lot 19.05, there are two properties (again all in Block 128.03):

-New lot 1.09

-Lot 5 formerly owned by Seabrook but given to the Borough and on which, we understand, is to be built a facility for veterans.

-Lot 19.04, owned by Seabrook for the future third neighborhood, but upon which a solar farm has been recently built.

Hence, the applicant's new lot 1.09 is more than 200 feet from Lot 19.05 upon which Seabrook Village is built and Mr. Baldwin and I live. On advice from the Board's attorney, we do not have to recuse ourselves from this application."

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 asked the Chairman, that in light of Mr. Lodato's absence, Alternate #1 be recognized as a voting member of the board. Chairman Cunningham agreed that Mr. Mirarchi, as Alternate #1, will be a voting member of the board this evening.

The following exhibits are entered:

A-1: Preliminary & Final Site Plan & Minor Subdivision, prepared by Robert P. Freud of Dynamic Engineering, dated October 5, 2017 last revised December 21, 2017, consisting of 16 sheets.

A-2: Architectural Plans prepared by Carmine Cerminara, AIA, dated October 6, 2017 and last revised December 21, 2017, consisting of 2 sheets.

A-3: Brochure regarding the business/proposed use.

A-4: Colored rendering of site plan for new lot 1.09

A-5: Overall Site Plan and Subdivision (sheet 4 of A-1)

A-6: Google Earth aerial image of the site.

A-7: Colored version of the sign detail.

A-8: Colored rendering of the elevations submitted in the Architectural plans.

Attorney Collins swore in the following witnesses:

Robert P. Freud, PE, PP

Jonathan Colvin, Owner of J&C Property Holdings

Carmine Cerminara, AIA

Attorney Collins swore in the board professionals.

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Mr. Christopher Hanlon, Esq. is the attorney present on behalf of the applicant.

Mr. Hanlon gave an overview of the proposed application. Mr. Hanlon indicated the application includes a proposed subdivision of lot 1.08 into a total of three lots, and a proposed warehouse on new lot 1.09.

Mr. Colvin testified to the nature of his business, Atlantic Rentals and Sales Corp, which is currently located in Neptune, NJ. Mr. Colvin indicated that his business rents display cases for trade shows all over the United States, such as antique shows, gun shows and jewelry shows.

Mr. Colvin testified that they assemble the cases in the warehouse, and about 80% of the warehouse space would be storage of the cases.

Mr. Colvin indicated that they are proposing 4,000 square feet of office space, there will be approximately 8 employees working in the office space, and approximately 12 employees working in the warehouse.

Mr. Colvin discussed the anticipated traffic generated by the proposed project. Mr. Neff asked a question regarding storage of the trailers. Mr. Colvin indicated that approximately 8 trailers would be stored in the designated spaces when not in use, and that trucks are rented on an as needed basis.

Chairman Cunningham asked a question regarding their products. Mr. Colvin indicated that most of the materials they use are metal and glass, and that they assemble the products inside the warehouse. Ms. Beahm asked how frequent said deliveries occur. Mr. Colvin stated that said deliveries occur approximately once a month.

Discussion ensued regarding the percentage of warehouse and office space permitted by the Borough Ordinance.

Discussion ensued regarding the proposed subdivision, the possible future use of the other lots, and access easements.

Mr. Freud gave the board an overview of his background and expertise, and is accepted as an expert witness by the board.

Mr. Freud reviewed the existing conditions of the site.

Mr. Freud reviewed the proposed subdivision, stating that the total area of the existing parcel is approximately 25.7 acres. Mr. Freud indicated that the applicant is proposing to create three new lots, lot 1.09 which is subject to the site plan application, lot 1.10 which is the location of the existing plumbing distribution building, and lot 1.11 which is presently undeveloped.

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Mr. Freud discussed access to each of the lots, and compliance with section 36 of the Municipal Land Use Law.

Councilman Baldwin asked a question regarding ownership of the property. Mr. Freud indicated that the existing lot is 1.08, and the applicant would be purchasing lot 1.09 if the subdivision is approved.

Councilman Baldwin asked if sidewalks had been discussed in the Technical Review Committee (TRC) meeting. Mr. Neff stated that the applicant is proposing sidewalks along the full frontage of their site along Essex Road.

Mr. Freud referred to exhibit A-4 to describe the proposed site plan, including parking schematics and traffic impact.

Councilman Baldwin expressed his concern with the sight triangle, and large trucks making turns out of the site. Mr. Freud discussed the proposed site triangle, the existing driveway, and how the company trucks will be routed.

Chairman Cunningham asked if prospective clients would visit the site to view the products. Mr. Colvin responded that most of his clients are based on the west coast or overseas, therefore do not visit the site.

Chairman Cunningham asked a question regarding a particular section of exhibit A-4. Ms. Beahm advised him that the section is part of an addition, which would be phase 2 of the proposed project.

Mr. Neff asked for clarification on a drive-in ramp into the building, and asked if trucks would be going in and out of the building. Mr. Freud responded that the ramp provides access into the building for smaller deliveries.

Councilman Baldwin asked if there were any plans to store vehicles inside the building. Mr. Colvin responded that the ramp is for deliveries and no vehicles will be stored in the building.

Mr. Freud discussed the drainage aspects of the property. Mr. Baldwin asked if the detention basin will hold water. Mr. Freud responded that it will only hold water after a storm.

Ms. Beahm discussed the proposed landscaping on the island adjacent to the loading area. Ms. Beahm expressed her opinion that said landscaping is insufficient to shield the view of stored trailers in the loading docks. Ms. Beahm suggested additional landscaping be supplemented to that area to provide visual screen of the trailers from Essex Road.

Mr. Freud reviewed the proposed lighting on the site, which includes parking lot lights and building mounted lights.

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Chairman Cunningham asked how long the work day would be for employees. Mr. Colvin stated that the warehouse closes at 4:30PM and the office will close at 5:00PM. Mr. Colvin indicated that there may be additional hours during very large trade shows.

Chairman Cunningham asked about the timing schedule of the proposed lights. Mr. Colvin responded that the building mounted lights would stay on 24 hours, and the remainder of the lighting would be motion censored.

Discussion ensued regarding the parking lot, and the proposed paving of same.

Mr. Freud indicated that the applicant is requesting a design waiver for fence height around the trash enclosure, proposing an 8 foot high fence, whereas the ordinance allows a maximum height of 6 feet. Ms. Beahm expressed her concern with the proposed fence material. The applicant is proposing a chain link fence, and Ms. Beahm recommended a masonry enclosure as this is an industrial site. Councilman Baldwin supported Ms. Beahm's suggestion. Mr. Hanlon indicated that the applicant is in agreement and will comply with the suggested masonry enclosure around the trash enclosure.

Discussion ensued regarding the proposed signage. The applicant is proposing one ground sign, which will be used to identify both the applicant's business and proposed lot 1.10.

Chairman Cunningham asked the board members, board professionals and the public if anyone had questions regarding the Engineering testimony. No more questions were asked.

Mr. Freud proceeded to review the planning aspects of the application, including the variances associated with same.

Mr. Freud referred to exhibit A-8 to discuss the elevations of the proposed warehouse. Ms. Beahm indicated that in most cases, a blank wall on a building would raise concern, however in this case given the location of the building she takes no exception to the issue.

Councilman Baldwin stated that on lot 5, there is planned future construction to build approximately 50 units for homeless veterans. Mr. Freud indicated that with the setback from the lot line, and the wooded area between the proposed warehouse and the potential housing, there should be no visibility of the warehouse's blank wall.

Ms. Beahm suggested that if the board act favorably on this application, the board professionals meet the applicant at the site and discuss any additional buffering that may be necessary.

Chairman Cunningham asked if anyone in the audience had any questions regarding the planning testimony, or wished to make any comments. Hearing none, he asked for a motion to close the public session.

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

Mr. Natter asked what materials are being used for the façade of the building. Mr. Cerminara, Architect present on behalf of the applicant, responded that it would be an articulated metal siding, and the office portion would be textured concrete block.

Mr. Collins offered a motion to grant Preliminary & Final Major Site Plan and Subdivision to J&C Property Holdings, LLC.

Attorney Collins reviewed the variances, waivers and outstanding professional comments associated with the approval.

Councilman Baldwin asked if there were any flammables stored in the building. Mr. Colvin responded that there are very limited items that are classified as flammables. Mr. Neff indicated that he would review the safety requirements with the Fire Marshal.

The motion to approve the application was seconded by Mr. Natter.

ROLL CALL:

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

NAYS: None

ABSENT: Mr. Lodato

INELIGIBLE: Mr. Michalowski

RESOLUTIONS- None

OPEN PUBLIC DISCUSSION: No public present

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

EXECUTIVE SESSION: Not needed

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ADJOURNMENT:

Mr. Romanov offered a motion to adjourn the meeting at 9:35 p.m., the motion was seconded by Mr. Mirarchi. All present voted in favor.

Respectfully Submitted,



Deanna Keefer
Board Secretary

Approved at a meeting held on: February 14, 2018