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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
December 11, 2019

Mr. Clayton called the meeting to order at 7:30 P.M.

Mr. Clayton 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: Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Clayton, Mr. Natter, Mr. Wallace,
Absent: Chairman Lodato, Mr. Markoff, Ms. Brown, Ms. Hamilton
Others: Dennis Collins, *Board Attorney*
Colleen Connolly, *Board Secretary*
Tom Neff, *Board Engineer*
Christine Bell, *Board Planner*

All present stood for a Salute to the Flag.

PLANNING BOARD BUSINESS:

CITIZENS SERVICE ACT COMPLIANCE- Mr. Clayton indicated that there are four absences this evening. Chairman Lodato, Mr. Markoff, Ms. Brown and Ms. Hamilton. Atty. Collins states that Mr. Clayton will be running the meeting for Chairman Lodato. There are four absences this evening and the Board has been given prior notice of their absences. Unless there is a concern, we would ask for a motion to excuse the absences of these members. Mr. Romanov makes a motion and is seconded by Councilman Baldwin.

Ayes: Mr. Romanov, Councilman Baldwin, Mr. Crowley, Mr. Clayton, Mr. Natter. Mr. Wallace
Absent: Chairman Locato, Mr. Markoff, Ms. Brown, Ms. Hamilton
Nays: None
Ineligible: None

PROFESSIONAL REPORTS – There are no professional reports.

APPROVAL OF MINUTES- Mr. Clayton states that the minutes of November 13, 2019 have been previously submitted to all Board members for review.

Councilman Baldwin makes a motion, seconded by Mr. Clayton to approve the minutes.
Ayes: Councilman Baldwin, Mr. Clayton, Mr. Natter, Mr. Crowley, Mr. Romanov, Mr. Wallace
Not eligible: Mr. Wallace

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Absent: Chairman Lodato, Mr. Markoff, Ms. Brown, Ms. Hamilton

RESOLUTIONS

**PB 2019-17 Soldier On, Gordon H. Mansfield Veterans Village, Block 128.03 lot 5,
Amended Preliminary and Final Major Site Plan**

Atty. Collins explains that the Resolution was emailed out earlier today. There was a draft resolution sent out the applicant's attorney, our Engineer and Planner for comments. The applicant's attorney was a bit late in responding, which resulted in Board members receiving this resolution much later than usual. However, the applicant would like the Resolution adopted tonight. Atty. Collins states that if the Board were to adopt this resolution, we would reserve the right to make corrections at our next meeting if necessary because we did not have the customary time to digest this document. There is a question regarding zoning maps and ordinances that do not affect the approval.

Mr. Clayton requests a motion on the resolution.

Councilman Baldwin makes a motion to memorialize this motion, seconded by Mr. Romanoff,
Ayes: Councilman Baldwin, Mr. Romanoff, Mr. Crowley, Mr. Clayton, Mr. Natter
Absent: Chairman Lodato, Mr. Markoff, Ms. Brown, Ms. Hamilton
Ineligible: Mr. Wallace

New Business:

PB 2019-15 Matthew Robert Corp., 300 Commerce Drive, Block 144 lot 5.07- Minor Site Plan

Atty. Collins notes for the record that the notice to adjoining properties and affidavit of publication have been reviewed and are in order. The Board has jurisdiction to hear this matter.

A-1 Plans entitled minor site plan prepared by Nelson Engineering dated July 16, 2009 consisting of 7 sheets

Rick Brodsky, Esq., Ansell, Grimm and Aaron, is appearing on behalf of the applicant, Matthew Robert Corp.

Atty. Collins swears in the principal of Matthew Robert Corporation, Richard Manners. The Board professionals were also sworn in.

Mr. Brodsky summarizes the application. He states that this office and warehouse space has been previously constructed and this application is to obtain a minor site plan approval for the addition of 9 parking spaces. There are currently 33 spaces, the ordinance requires 28 and the

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proposal is to add 9 spaces along the northern border of the property. The total parking spaces would be 42.

Mr. Manners testifies as to why the additional spaces are necessary and as to the location requested.

Lighting is addressed.

Mr. Neff asks if there is another location that the parking places could be located. Mr. Manners states that on the eastern portion of the side of the property, there is adequate size but it is mostly wetlands. The only viable location is along Commerce Drive. Pavement detail will be adjusted.

Mr. Neff states that if there is a parking concern here, it does make sense to add the additional spaces. Mr. Neff does not have any objections to the 7 ft. setback along Commerce Drive.

Councilman Baldwin asks about curb stops and how close the trucks will be parking in relation to Commerce Drive. Councilman Baldwin wants to make sure that a truck will not be able to back up all the way to Commerce Drive. Mr. Manners states that there is about 12 feet from a dropped tail gate and the curb line on Commerce Drive, it would not happen.

Atty. Collins asks if there is anyone in the public that wishes to be heard. None heard.

Atty. Collins states that if there were to be a motion to approve, all outstanding comments of the engineer and planner would be incorporated into the resolution. Applicant would confirm that they would comply and make their lighting plan compliant with the ordinances.

Councilman Baldwin makes a motion to approve, seconded by Mr. Wallace.

Ayes: Councilman Baldwin, Mr. Wallace, Mr. Crowley, Mr. Romanov, Mr. Clayton,
Mr. Natter

Nays: None

Ineligible: None

Absent: Chairman Lodato, Mr. Markoff, Ms. Brown, Ms. Hamilton.

PB 2019-06 3545 Shafto Rd., Blk 148 lot 5.1. Minor Subdivision.

Atty. Collins states that this is the Glasser minor subdivision application. The notice to adjoining property owners and affidavit of publication have been reviewed and they are in order. Therefore, the Board has jurisdiction to hear this matter.

A-1 is the Preliminary and Final Site Plan for 3545 Shafto Rd prepared by David H. Boesch of Nelson Engineering dated March 12, 2019 last revised August 30, 2019 consisting of 10 sheets.

A-2 is a colored rendering of the subdivision plan

A-3 is an aerial photograph with the site bounded in yellow

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Atty. Collins swears in Matthew Dubois, engineer and planner from Nelson Engineering. The Board accepts Mr. Dubois's qualifications. Mr. Glasser is sworn in as the applicant.

Mr. Dubois reviews the application. The proposal is to divide an oversized lot into a three-lot subdivision, but the lots do not meet the minimum lot width requirement on each individual lot but do meet the area requirement for a lot with septic systems. Also, applicant is seeking a design waiver for a retaining wall in the front yard which is part of the stormwater management system.

There is a 20 foot wide circular driveway to be shared among all three proposed properties. There will be a shared stormwater management system. The mandatory homeowner's association is discussed and that the NJDEP's requirement for any minor subdivision that has the potential over an acre of disturbance is required to have a stormwater management system and a homeowner's association. It is considered a major development.

Ms. Bell reviews that a variance is required for the lot width and discusses same. Mr. Neff states that the total lot width for the three proposed lots is 298 ft. If there were two lots proposed, the lot width of the two lots would be just under what is required. The Board professionals ask if the applicant has considered proposing two lots instead of three.

Mr. Neff reviews the remaining points of his letter with the Mr. DuBois.

Councilman Baldwin ask why, as Ms. Bell brought up, is the application for three non-conforming lots instead of two mostly-conforming lots.

Atty. Collins asks if there are any public in the audience who might wish to make a comment or ask a question.

Ron Webster, Block 148 lot 2.01, states his home is located right behind the property. Mr. Webster states that he is concerned with safety issues of exiting and entering the property onto busy Shafto Rd.

Mr. Neff states that Shafto is a county road and ultimately has jurisdiction over any traffic and safety-related issues here.

Discussion further ensues regarding the three non-conforming lots versus two basically conforming lots and what constitutes good planning practices.

Mr. Dubois asks for a continuance so that the applicant can investigate the two-home subdivision plan as opposed to a three-home subdivision application.

Atty. Collins states that the applicant does not have to re-notice for the second meeting, but will need to submit any revised materials to the Board.

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The next available meeting is February 12, 2020 and this application will continue at that time, if needed, without further notice.

Motion is made by Councilman Baldwin and seconded by Mr. Natter to carry this application to February 12, 2020.

Ayes: Councilman Baldwin, Mr. Natter, Mr. Crowley, Mr. Romanoff, Mr. Clayton, Mr. Wallace

Nays: None

Absent: Chairman Lodato, Mr. Markoff, Ms. Brown, Ms. Hamilton,

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- None

ADJOURNMENT-

Motion made by Mr. Natter and seconded by Mr. Romanov at 8:30 p.m. All present voted in favor.

Respectfully submitted,

Colleen Connolly

Colleen Connolly,
Board Secretary

Approved at a Meeting held on: January 8, 2020