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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
August 14, 2019

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

Mr. 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 Baldwin, Mr. Crowley, Mr. Romanov, Mr. Collins, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace

Absent: Mr. Clayton

Others: Dennis Collins, Esq., *Board Attorney*
Deanna Keefer, *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-

CITIZENS SERVICE ACT COMPLIANCE- Chairman Lodato indicated that Mr. Clayton is absent tonight and gave advanced notice of said absence to the Board Secretary. No objection to his absence is made.

PROFESSIONAL REPORTS – Attorney Collins stated that the Board will review a Reexamination of the Borough's Master Plan at the next meeting.

APPROVAL OF MINUTES- Chairman Lodato indicated that the Board had received the minutes of the July 24th meeting and asked for a motion to approve the minutes as submitted.

Councilman Baldwin offered a motion to approve the minutes of the July 24th meeting; seconded by Mr. Romanov.

Roll Call:

AYES: Councilman Baldwin, Mr. Romanov, Chairman Lodato, Mr. Natter, Mr. Markoff, Ms. Brown

NAYS: None

ABSENT: Mr. Clayton,

INELIGIBLE: Mr. Crowley, Mr. Collins, Mr. Wallace

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RESOLUTIONS- None

NEW BUSINESS-

PB 2019-07: Shannon Sullivan- 96 & 112 Water Street (Block 77 Lots 2 & 3)- Minor Subdivision

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

Attorney Collins stated for the record that the notice to adjoining property owners and affidavit of publication have been reviewed, are in order, and the Board has jurisdiction to hear the application.

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

The following exhibits are entered:

A1- Minor Subdivision prepared by A.J. Garito Jr., PE of Two River Engineering, dated May 8, 2019, consisting of 5 sheets.

A2- Colored rendering of the overall subdivision plan.

A3- Six photos of existing conditions.

Attorney Collins swore in Mr. Garito, and the Board professionals.

Mr. Zimmerman gave a brief overview of the application stating that the applicant is looking to subdivide his property which is located within the Borough's R2 zone. He added that the properties are approximately 5 acres in size, and that the applicant is looking to subdivide two (2) existing lots into three (3) lots. There are two (2) existing homes on the property, which will remain as part of this application and will be located on proposed Lots 3.01 & 3.03, a new home will be constructed on proposed lot 3.02.

A.J. Garito, PE of Two River Engineering, gave the Board a background of his education and professional career, and is accepted by the Board as an expert witness.

Mr. Garito described the current conditions of the property and the surrounding areas.

Mr. Garito described that subdivision plan, noting that the applicant is seeking relief for three (3) variances. Lot 3.02 would require a variance for lot width and an accessory building existing without a principle structure. Lot 3.03 would require a variance for a side yard setback.

Mr. Neff asked why the lot lines do not go straight back to the property line and pointed out that proposed lot 3.03 would be at max lot coverage, which would put future constraints on the homeowner adding any improvements to the lot.

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Mr. Garito stated that the reason that the lot lines are being proposed the way they are, is to preserve the tree line along the rear of the properties.

Ms. Beahm indicated that the applicant is creating a non-conforming lot and creating a side yard setback variance with the proposed lot lines. She suggested that the lot lines be straightened out to the rear of the property, and possibly a Conservation Easement could be created to preserve the trees. Attorney Collins stated that the Board cannot require a Conservation Easement.

Mr. Zimmerman discussed the options with his client, and Mr. Sullivan agreed to reconfigure the lot lines to accommodate the suggestions of the Board professionals.

Mr. Neff asked if the home that is on proposed lot 3.03 is connected to the sewer, the applicant confirmed that it is connected.

Mr. Neff stated that the existing driveway on lot 3.01 would need to be relocated to be five (5) feet from the property line.

Mr. Zimmerman indicated that his client agrees to contribute to the Borough's sidewalk fund in lieu of installing sidewalks at the site.

Chairman Lodato opened the public discussion on the hearing.

John Morgan of 109 Water Street is present and stated that he lives directly across the street and he has no objection to this subdivision plan.

Mr. Collins offered a motion to close the public session, seconded by Mr. Markoff. All present voted in favor.

Attorney Collins reviewed the conditions that would accompany an approval of the application.

Mr. Collins offered a motion to grant Minor Subdivision approval to Mr. Shannon Sullivan; the motion was seconded by Mr. Natter.

Roll Call:

AYES: Mr. Collins, Mr. Natter, Chairman Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Markoff, Ms. Brown, Mr. Wallace

NAYS: None

ABSENT: Mr. Clayton

INELIGIBLE: None

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PB 2019-09- Stavola Realty- Intersection of Shafto Road & Wayside Road (Block 113.01 Lots 30 & 32)- Preliminary & Final Major Site Plan

Attorney Collins stated for the record that the notice to adjoining property owners and affidavit of publication have been reviewed, are in order, and the Board has jurisdiction to hear the application.

The following exhibits are entered:

- A1- Stavola; Shafto & Wayside Construction plans, prepared by Scott H. Turner, P.E., of Menlo Engineering Associates, dated May 20, 2019, consisting of 16 sheets.
- A2- Proposed floor plan, prepared by Michael V. Testa II, of Michael V. Testa Architects, dated June 3, 2019, consisting of 2 sheets
- A3- Aerial photograph of the site
- A4- Aerial photograph with Site plan superimposed.
- A5- Colored elevations of the proposed building
- A6- Floorplan
- A7- Elevations of the site
- A8- Signage exhibit

Attorney Collins swore in Michael Marinelli of Menlo Engineering. The Board professionals are reminded that they remain under oath.

Peter Wolfson is the attorney present on behalf of the applicant.

Mr. Wolfson gave a brief overview of the application, noting that the applicant is seeking to construct an approximately 29,440 flex warehouse space with associated site improvements. He stated that the applicant is proposing two (2) free-standing signs, four (4) wall signs, and a maximum of six (6) tenants in the building.

Mr. Marinelli, gave an overview of his educational and professional background, and is accepted as an expert witness by the board.

Mr. Marinelli described the existing conditions of the site utilizing exhibit A3. He utilized exhibit A4 to show an overview of the proposed development. He briefly described the parking layout, access to the site, signage placement, landscaping, and lighting.

Mr. Marinelli gave an overview of the storm water management system, noting that the site grades from the Garden State Parkway towards Wayside Road. The applicant is proposing a basin on the corner of Shafto Road and Wayside Road.

Mr. Marinelli reviewed the variances that the applicant is seeking, including: front yard setback,

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rear yard setback, parking setback, number of parking spaces and number of ground mounted signs.

Mr. Marinelli stated that the applicant would like to contribute to the Borough's sidewalk fund in lieu of installing sidewalks around the site. Mr. Neff stated that he has no objection to the request.

Mr. Neff asked if there will be any outdoor storage. Mr. Marinelli confirmed that there will be no materials stored outdoors.

Ms. Brown asked about the total number of banked parking spaces. Mr. Neff explained that the applicant feels that they only need 37 parking spaces, but in order to come closer to the required number of spaces, they are proposing an area for banked parking spaces that can be constructed, if needed, in the future. Discussion ensued regarding the topic.

Mr. Collins asked about the trash enclosure, Ms. Beahm ensured him that the applicant will be installing a masonry enclosure.

Mr. Wolfson called Justin Taylor, traffic engineer as the next witness. Attorney Collins swore in Mr. Taylor, and Mr. Taylor provided a brief background of his educational qualifications and experience. Mr. Taylor was accepted by the Board as an expert witness.

Mr. Taylor gave an overview of the traffic analysis which looks at any impact the development would have on the surrounding roadway network, the circulation of the layout, and parking.

Mr. Neff discussed some of the research he has done on the Borough's current parking requirements, and some updates to ordinances that are currently being addressed.

Mr. Wolfson called Mr. Michael Testa as the next witness. Mr. Testa gave a background of his educational and professional experience and is accepted as an expert witness by the board.

Mr. Testa used exhibit A6 to demonstrate the floorplan of the proposed building. He clarified that the maximum number of tenants will be six (6), but that it could be anywhere from one (1) to (6) tenants. He then used exhibit A7 to show the building elevations, and describe the architecture of the structure and the proposed signage package.

Ms. Beahm expressed her concerns with the architecture, stating that the right-side elevation, which fronts on Shafto Road looks like a blank wall. She suggested vertical accents be added to this wall as well as the elevation that fronts on Wayside Road. Ms. Beahm also spoke about the proposed logo signs, and suggested that they be larger so that they are better proportioned to the size of the building. Mr. Testa replied that the size of the logo signs on the plans are 2 feet by 3 feet, and the applicant would like to increase them to 3 feet by 5 feet. Ms. Beahm has

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no objection to the size. Mr. Neff reminded the Board that there is still a variance required for number of wall signs.

Mr. Testa went into detail regarding how the wall signage will be executed based on the number of tenants in the building. Discussion ensued regarding the size of the tenant signs as well as the monument signs.

Mr. Markoff asked if the monument signs will be illuminated, Mr. Testa replied that they would be illuminated at night.

Mr. Romanov asked if the applicant intends to address Ms. Beahm's concerns regarding the façade of the building. Mr. Testa replied that the applicant would like to work with Ms. Beahm to come up with a solution. Mr. Wolfson conferred with the applicant and confirmed that they will be open to working with Ms. Beahm to address her concerns.

Mr. Natter asked what the proposed height of the building is, and what materials will be used for the façade. Mr. Testa responded that the height of the building is 34 feet 10 inches, and the façade will be a pre-cast tilt up concrete panel.

Mr. Wolfson called Mr. Gary Vialonga, President of Stavola Realty Company, as his next witness.

Mr. Vialonga described how the building was designed to accommodate a certain type of tenant, having the capability to meet the needs of different tenants.

Ms. Brown asked Ms. Beahm if she is satisfied with the plan to work with the applicant on the façade of the building. Ms. Beahm stated that the applicant will work with both her office and Mr. Neff's office to come to an agreement on the façade.

Mr. Lodato opened the public hearing on this matter. Having no public present, Mr. Natter offered a motion to close the public hearing, the motion was seconded by Mr. Romanov. All present voted in favor.

Mr. Collins offered a motion to grant Preliminary & Final Site Plan approval to Stavola Realty; the motion was seconded by Councilman Baldwin.

Attorney Collins reviewed the conditions that would accompany the approval.

Roll Call:

AYES: Mr. Collins, Councilman Baldwin, Chairman Lodato, Mr. Crowley, Mr. Romanov, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace

NAYS: None

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ABSENT: Mr. Clayton

INELIGIBLE: None

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- No public present

ADJOURNMENT:

Attorney Collins indicated that a Master Plan Reexamination Report has been distributed to the Board, and a public hearing on the report will be held on August 28, 2019. He briefly explained the process of the Reexamination Report.

Mr. Natter offered a motion to adjourn at 9:32PM, seconded by Mr. Romanov. All present voted in favor.

Respectfully submitted,



Deanna Keefer
Board Secretary

APPROVED AT A MEETING HELD ON: