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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
July 24, 2019

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

Mr. Collins 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. Romanov, Mr. Clayton, Mr. Natter, Mr. Markoff, Ms. Brown

Absent: Mr. Crowley, Mr. Collins, Mr. Wallace

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

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. Crowley, Mr. Collins, and Mr. Wallace are absent tonight and gave advanced notice of said absence to the Board Secretary. No objections to their absences are made. Chairman Lodato recognized that Mr. Romanov was absent from the June 12th meeting, and has since explained said absence. No objection to excusing his absence is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- Chairman Lodato indicated that the Board had received the minutes of the June 12th meeting and asked for a motion to approve the minutes as submitted.

Mr. Clayton offered a motion to approve the minutes of the June 12th meeting; seconded by Councilman Baldwin.

Roll Call:

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

NAYS: None

ABSENT: Mr. Wallace, Mr. Crowley, Mr. Collins

INELIGIBLE: Mr. Romanov, Mr. Natter

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RESOLUTIONS- PB 2019-04: *W&M Tinton Falls Associates-369 Essex Road & 1251 Jumping Brook Road (Block 128.03 Lots 1.11 & 47)- Minor Subdivision*

Councilman Baldwin offered a motion to memorialize a resolution granting Minor Subdivision approval to W&M Tinton Falls Associates. The motion was seconded by Mr. Clayton.

Roll Call:

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

NAYS: None

ABSENT: Mr. Crowley, Mr. Collins, Mr. Wallace

INELIGIBLE: Mr. Romanov, Mr. Natter

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

NEW BUSINESS- PB 2019-08: *Cross Builders, LLC- 175 Hance Avenue (Block 114.01 Lot 1)- Minor Subdivision*

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. Paul Edinger is the attorney present on behalf of the applicant.

The following exhibit is entered:

A1- Minor Subdivision Plat & Land Survey prepared by James B. Goddard, PLS of Charles C.C. Widdis Surveying, LLC., dated May 10, 2019 consisting of 2 sheets.

A2- Aerial photograph of the site

Attorney Collins swore in the applicant, Gary Schecher and Board Engineer, Tom Neff.

Mr. Schecher gave an overview of the site location and configuration, noting that the property is dual zoned in both the R-4 Residential and NC Neighborhood Commercial zones. He further described the current conditions of the site, including existing structures, sidewalks and access to the lot.

Mr. Schecher described the proposed subdivision. The applicant is proposing to subdivide the existing lot 1 in Block 14.01, into three new lots. Proposed lots 1.01 and 1.02 would be in the R-4 zone, and proposed lot 1.03 would fall into the NC zone.

Mr. Schecher described some of the improvements that are intended on the house that exists on

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proposed lot 1.01. He indicated that there are no proposed improvements on lots 1.02 & 1.03. Attorney Collins clarified for the Board the dual-zoned existing lot. Discussion ensued regarding same.

Mr. Schecher noted that the front porch on the house on lot 1.01 will be modified, resulting in a conforming front yard set-back.

Chairman Lodato asked if the applicant will be agreeing to all the outstanding comments from Mr. Neff's review letter. Mr. Schecher replied that he agrees.

Mr. Edinger asked about the sidewalk contribution. Mr. Neff explained that the applicant can choose to either contribute to the sidewalk contribution fund or install sidewalks at the site.

Mr. Edinger indicated the subdivision will be filed by deed.

Mr. Neff stated that he has no objection to a waiver from the requirement that shade trees be proposed as part of any development. He further stated that shade trees should be planted when lots 1.02 or 1.03 are developed in the future.

Mr. Neff stated that per DEP regulations, any development of proposed lot 1.03 is contingent on any storm water management requirements.

Ms. Brown asked about the impervious coverage of the lot located in the NC zone. Mr. Neff replied that the lot can be up to 65% impervious coverage.

Chairman Lodato opened the public session. Hearing no comment, the public session is closed.

Councilman Baldwin offered a motion to grant Minor Subdivision approval to Cross Builders, LLC.; the motion was seconded by Mr. Natter.

Roll Call:

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

NAYS: None

ABSENT: Mr. Crowley, Mr. Collins, Mr. Wallace

INELIGIBLE: None

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- No public present

ADJOURNMENT:

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Councilman Baldwin offered a motion to adjourn at 8:22 PM, seconded by Mr. Romanov. All present voted in favor.

Respectfully submitted,



Deanna Keefer
Board Secretary

APPROVED AT A MEETING HELD ON: August 14, 2019