

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
June 12, 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. Crowley, Mr. Collins, Mr. Clayton, Mr. Markoff, Ms. Brown

Absent: Mr. Romanov, Mr. Natter, 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.

PLANNING BOARD BUSINESS-

CITIZENS SERVICE ACT COMPLIANCE- Chairman Lodato indicated that Mr. Natter 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 stated that we will address Mr. Romanov's absence at the next meeting.

PROFESSIONAL REPORTS – Mr. Neff reported that the Board will review a Master Plan Re Examination in the coming months.

APPROVAL OF MINUTES- Chairman Lodato indicated that the Board had received the minutes of the March 22nd meeting and asked for a motion to approve the minutes as submitted.

Mr. Clayton offered a motion to approve the minutes of the March 22nd meeting; seconded by Ms. Brown.

Roll Call:

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

NAYS: None

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
June 12, 2019

ABSENT: Mr. Romanov, Mr. Natter, Mr. Wallace
INELIGIBLE: Mr. Collins

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

RESOLUTIONS- PB 2019-02: *James Lawson-1407 Shafto Road (Block 117 Lot 10)- Minor Subdivision*

Councilman Baldwin offered a motion to memorialize a resolution granting Minor Subdivision approval to James Lawson; the motion was seconded by Mr. Clayton.

Roll Call:

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

NAYS: None

ABSENT: Mr. Romanov, Mr. Natter, Mr. Wallace

INELIGIBLE: Mr. Collins

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

Kenneth Pape is the attorney present on behalf of the applicant.

Mr. Pape indicated that the applicant is seeking to transfer title of an approximately 25,000 square foot irregular triangular shaped parcel.

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

The following exhibit is entered into record:

A1- Proposed parcel transfer plan prepared by Gary V. Marmo, P.L.S., of David A. Stires Associates, LLC., dated March 12, 2019, last revised May 31, 2019, consisting of one sheet.

The following witness is sworn in by attorney Collins:
David Stires, P.E., P.P.

Attorney Collins also swore in Tom Neff, Board Engineer.

Mr. Stires gave the Board a background of his education and professional qualifications, and is accepted as an expert witness by the Board.

Mr. Stires gave the Board an overview of the application, stating that there are two parcels in Block 128.03 before the Board tonight, Lot 1.11 & Lot 47. Lot 1.11 is in an IOP zone, and is approximately

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REGULAR MEETING OF THE PLANNING BOARD
June 12, 2019

12 acres, and lot 47 is in an AR zone and approximately 58 acres. The applicant is seeking a minor subdivision/ lot line adjustment to transfer a 25,239 square foot parcel from Lot 1.11 to Lot 47.

Chairman Lodato asked if the lot is landlocked. Mr. Neff replied that there is access to the lot.

Mr. Clayton asked if there was an easement on the property.

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

Mr. Collins offered a motion to close the public hearing; the motion was seconded by Mr. Clayton. All present voted in favor.

Councilman Baldwin offered a motion to grant Minor Subdivision approval to W&M Tinton Falls Associates; the motion was seconded by Mr. Collins.

Roll Call:

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

NAYS: None

ABSENT: Mr. Romanov, Mr. Natter, Mr. Wallace

INELIGIBLE: None

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- No public present

ADJOURNMENT:

Mr. Clayton offered a motion to adjourn at 7:52 PM, seconded by Mr. Collins. All present voted in favor.

Respectfully submitted,



Deanna Keefer
Board Secretary

APPROVED AT A MEETING HELD ON: July 24, 2019