

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
November 13, 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. Clayton, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton

Absent:

Others: Matt Kalwinsky, Esq. for 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- Chairman Lodato indicated that there are no absences this evening.

PROFESSIONAL REPORTS – There are no professional reports.

APPROVAL OF MINUTES- Chairman Lodato states that the minutes of October 9, 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, Chairman Lodato, Mr. Crowley, Mr. Romanov, Ms. Brown, Mr. Wallace, Ms. Hamilton

Not eligible: Mr. Natter, Mr. Markoff

Absent: None

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RESOLUTIONS- There are two resolutions to be memorialized this evening.

PB 2019-12 – Denholtz Acquisitions, LLC – 151 Tornillo Way- Block 120.02 Lot 1.05 – Preliminary and Final Major Site Plan

Councilman Baldwin makes a motion and is seconded by Mr. Clayton to memorialize this resolution.

Ayes: Councilman Baldwin, Mr. Clayton, Chairman Lodato, Mr. Romanov, Ms. Brown, Mr. Wallace

Ineligible: Mr. Natter, Mr. Markoff, Mr. Crowley, Ms. Hamilton

PB 2019-11 – Denholtz Acquisitions, LLC – 150 Tornillo Way – Block 120.04 lot 1.02 – 150 Tornillo Way – Preliminary and Final Major Site Plan

Councilman Baldwin makes a motion and is seconded by Mr. Romanov to memorialize this resolution.

Ayes: Councilman Baldwin, Mr. Romanov, Mr. Clayton, Chairman Lodato, Ms. Brown, Mr. Wallace

Ineligible: Mr. Natter, Mr. Markoff, Mr. Crowley, Ms. Hamilton

New Business:

Chairman Lodato wishes to acknowledge Freeholder Lillian G. Burry in the audience.

P.B 2019-17 – **Soldier On, Gordon H. Mansfield Veterans Village, Blk. 128.03 Lot 5** – Amended Preliminary and Final Major Site Plan

Matt Kalwinsky, Esq., noted for the record that the applicant has provided the required notice and the Board has jurisdiction to hear the application.

Cameron MacLeod, Esq., Gibbons P.C., One Gateway Center, Newark, NJ introduces himself as the attorney representing the applicant. He gives a review of the application beginning with explaining that the original application was heard about a year and a half ago. Mr. MacLeod then proceeds to elaborate on the current application for amended preliminary and final major site plan approval.

There are four witnesses tonight:

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1. Bruce Buckley, Chief Executive Officer of Soldier On, 290 Merrill Road, Pittsfield, MA 01201
2. David Ginsberg, Vice-President, Winn Development, 20 West 22nd Street, Suite 1601, New York, NY 10010
3. Mark Cifelli, PE., Project Manager, PS&S, 1433 Highway 34, Suite A-4, Wall, NJ 07727
4. Ronald Weston, Vice-President – our Architect and Planner, PS&S, 67A Mountain Blvd Extension, Warren, NJ 07059

Mr. Kalwinsky swears in the four witnesses.

Mr. Buckley explains the mission of Soldier On and what services they offer to veterans.

Mr. Ginsberg gives background on Winn Development along with their experience and other projects both in New Jersey and abroad.

Mr. Wallace states that he will have to recuse himself from this application as he has a conflict.

Mr. Neff asks who is going to be managing and owning this project long term. Mr. Ginsberg states that it will be a partnership between Winn development and Soldier On.

Mr. Neff states that this project was included in the town's Master Plan.

Ms. Hamilton asks if it is to be a not -for-profit endeavor. Mr. Ginsberg states that the partnership will likely be an urban renewal entity, which is a limited dividend entity which has a cap on what it the profit can be.

Mr. Cifelli explains his background and gives an overview of what the project is, where the project will be located, what the proposed development will be, and the differences between the original application and this amended application. Signage is discussed. Variances applied for are also discussed.

Exhibits Introduced: A-1 -- Existing aerial overlay dated 11-13-19
 A-2 – Site plan rendering dated 11-13-19 depicting the site layout.
 A-3 – Site plan rendering of the modified basin showing the conservation easement dated 11-13-19

The landscape plan is discussed as well as the drainage plan.

Parking is discussed. Transportation is discussed.

Mr. Weston, architect and planner, gives an overview of his qualifications. He describes the floor

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plans in detail. He describes how the building will look and materials that will be used. The grounds and amenities are discussed. ADA accessibility is discussed.

Chairman Lodato opens the floor for public discussion.

Sheila Hatami, 2 Palermo Drive, Tinton Falls, asks if it is a “green” building and what will be the outside amenities.

Lillian Burry, Monmouth County Freeholder, liaison to veteran’s affairs in Monmouth County, states she is prepared to offer the county SCAT transportation program to assist the applicant.

Jeff Oakes, Oceanport, NJ - wishes to commend all concerned with this project.

Mr. MacLeod asks Mr. Weston, as the applicant’s Planner, to describe the variances that exist on the property, analyzing the positive and negative criteria.

Councilman Baldwin asks further questions regarding community spaces. He also states that a company (Imperial Healthcare Rehabilitation and Nursing Center) has contacted him and would like to “gift” some indoor recreation equipment for this building. Councilman Baldwin gives their business card to the applicant.

Ms. Brown asks about the selection process to decide which veterans are able to live on site. Mr. Buckley states they would follow the same process that has been followed in all of the other projects following the affordable housing criteria requirements.

Mr. Weston gives planning testimony regarding all of the variances applied for.

Councilman Baldwin asks what the emergency generator will power. The generator will provide power for the main structure and emergency power in the common areas. It is agreed that there will be further discussion with regard to making sure that the residents will have what they need to shelter in place in the event that scenario presents itself.

Chairman Lodato asks if either the Board or the public has any additional comments or statements. None heard.

Closing comments were made by Mr. MacLeod.

Motion is made by Mr. Clayton and seconded by Mr. Natter to close the public portion of the hearing.

Ayes: Mr. Clayton, Mr. Natter, Chairman Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Markoff, Ms. Brown, Ms Hamilton

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Ineligible: Mr. Wallace
Nays: None

Chairman Lodato asks Mr. Neff and Ms. Bell for any comments that they may have. Mr. Neff states that he believes this project will benefit the Borough. Mr. Neff confirms that the applicant will conform to any other outstanding technical comments in our letter. The applicant confirms.

Ms. Bell states she thinks this is a good plan and it provides a benefit to the community and also helps fulfill the Borough's housing obligations.

Mr. Kalwinsky reviews that if the Board votes favorably on this application, all of the conditions contained in Mr. Neff's letter dated November 4, 2019 and also the letter from the Planner, Ms. Beahm dated November 8, 2019 have been agreed upon. The conditions contained in those letters would be what the Board would be approving and in addition there will be a masonry block trash enclosure.

Mr. Clayton, seconded by Mr. Natter moves to approve this application.

Yays: Mr. Clayton, Mr. Natter, Chairman Lodato, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Markoff, Ms. Brown, Ms. Hamilton

Ineligible: Mr. Wallace

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- None

ADJOURNMENT-

Motion made by Mr. Romanov and seconded by Mr. Clayton. at 9:45 p.m. All present voted in favor.

Respectfully submitted,

Colleen Connolly

Colleen Connolly,
Board Secretary

Approved at a Meeting held on: December 11, 2019