

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
JULY 22, 2020

Vice Chairman Clayton 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: Councilman Nesci, Mr. Clayton, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton
Absent: Chairman Lodato, Mr. Crowley
Others: Dennis Collins, Esq., *Board Attorney*
Trish Sena, Deanna Keefer *Board Secretary*
Tom Neff, *Board Engineer*

All present stood for a Salute to the Flag.

PLANNING BOARD BUSINESS-

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

Mr. Clayton indicated for the record that both Mr. Wallace and Ms. Hamilton are voting members tonight in Chairman Lodato and Mr. Crowley's absence.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- None

RESOLUTIONS- PB2019-07: *Shannon Sullivan-96 & 112 Water Street (Block 96 Lots 1 & 2) Resolution Granting an Extension of Time.*

Mr. Natter offered a motion to memorialize a Resolution Granting an Extension of Time to Shannon Sullivan. The motion was seconded by Mr. Romanov.

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Roll Call:

AYES: Mr. Natter, Mr. Romanov, Councilman Nesci, Mr. Clayton, Mr. Mirarchi, Mr. Markoff, Ms. Brown, Mr. Wallace.

NAYES: None

ABSENT: Chairman Lodato, Mr. Crowley

INELIGIBLE: Ms. Hamilton

NEW BUSINESS-

PB2020-08 Ranney School, Inc. 235 Hope Road, Blocks 28.01 & 29 Lots 1.01 & 1.01, Preliminary and Final Major Site Plan.

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

Ms. Jennifer Krimko is the attorney present on behalf of the applicant.

The following exhibit is entered:

A1- Preliminary and Final Major Site Plan for Ranney School Athletic Turf Field, prepared by Joshua C. Hanrahan, PE of Hammer Land Engineering, dated February 17, 2020, last revised March 6, 2020 consisting of 7 sheets.

The following witness was sworn in by Attorney Collins:
Joshua C. Hanrahan, Hammer Land Engineering

Attorney Collins swore in Board Engineer, Tom Neff.

Ms. Jennifer Krimko gave an overview of the site location and configuration noting there is an existing field in the location they are presenting this evening. The applicant is seeking to change the material of the field from grass to turf. While the turf will have drainage qualities, for conservative purposes they are treating this as 100% impervious. There are no changes to the use of the field and there are no variances related to this application, as it is a fully conforming Site Plan.

Joshua Hanrahan placed his credentials as a Professional Engineer on the record this evening and is accepted by the Board as an expert witness.

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Mr. Hanrahan referenced drawing number SP-03 the Turf Field Layout Plan as part of the Site Plan. The new turf field is being treated as impervious coverage for conservative analysis. To offset this, they will be regrading the existing retention basin to add more storage.

Ms. Krimko referenced Mr. Neff's Engineering Review Letter and asked Mr. Hanrahan if the applicant is able to comply with the technical comments, and Mr. Hanrahan confirmed that they could.

Ms. Krimko noted that there are two bump-outs for soccer goals, however the use of the field is not changing.

Mr. Neff asked Mr. Hanrahan to clarify what exactly the field will be used for. Mr. Hanrahan stated the typical uses will be for practices and games.

Ms. Krimko stated that it was recommended that ADA access to the turf field be provided, however this is not feasible considering the location of the field.

Mr. Hanrahan stated that the setbacks are the same as the existing field.

Discussion ensued regarding a blanket easement that would grant the Borough the right but not the obligation to maintain.

The applicant is not proposing any lighting on the field.

Mr. Neff inquired about the shed on the property and asked if it will be moved. Mr. Hanrahan stated that they are working to keep the shed in its current place and not move it.

Mr. Neff discussed issues with ADA compliance and asked that the applicant to send him a letter stating why it is not feasible.

Attorney Collins asked Mr. Neff if he agrees that there are no variances or waivers associated with this application, and Mr. Neff agreed that there are none.

Discussion ensued between Attorney Collins and Ms. Krimko regarding the MLUL and fully conforming Site Plan Approval.

Councilman Nesci asked Mr. Hanrahan to explain the bump-out on the field, and Mr. Hanrahan stated that they are used to hold the soccer goals.

Mr. Mirarchi offered a motion to open the Public Hearing, the motion was seconded by Mr. Romanov, all present voted in favor.

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Discussion ensued amongst the Board and Board Attorney regarding the Board's position on wearing masks during meetings and or social distancing, as it relates to the Governor's Executive Order regarding same.

Michael Terzano, 18 Society Hill Way was sworn in by Attorney Collins. Mr. Terzano indicated that he is the President of the Society Hill Single-Family Homeowners Association. Attorney Collins advised that a not-for-profit association is required to be represented by an attorney, however he can speak as a resident of Society Hill. Mr. Terzano asked the applicant to clarify the exact location of the field, and Ms. Krimko showed him the location as it is shown on the Site Plan. He also inquired about any drainage issues, and Mr. Hanrahan stated there will be a reduction in the flow of water from the retention basin. Mr. Terzano asked about the noise level from the field. Ms. Krimko advised that the applicant is not before the Board in regard to the use of the field.

Janet Sanders read a written statement on behalf of Sheila Hatami

"Good evening Planning Board members. My name is Sheila Hatami and I reside at 2 Palermo drive, located directly behind Ranney School, where my son is enrolled. I have several concerns about the proposed improvements. I am concerned about the drainage issues surrounding the field, especially on the east side by the rear fence where the property meets Churchill Downs Drive, which is adjacent to my property. This grassy area is presently traversable and no standing water seems to accumulate. I would like this to continue to be the case, that the area is both traversable and does not retain standing water. Also, there are water accumulation issues on the Ranney School property near the fence that runs alongside Society Hill Way, just to the west of the proposed turf field. I would like to know if these are addressed in the current application, as I am concerned with standing water as a home for mosquitos and other undesirable insects. Further, I note that wildlife in the area tend to congregate in the few wide-open spaces that remain in this locale, and I would like the impact of new turf on such wildlife to be addressed. Finally, I would like a full explanation of the intensity of use of this new turf field. Will it solely be for students' use during the school year, or will it be leased or loaned to other organizations with frequency? What is the level of traffic and the expected number of cars that will be parked along Churchill Downs or Society Hill Way for soccer games on this field? At present Ranney has baseball games every day on the baseball field next to the proposed turf field, and the cars parked along these roads by the spectators is a hazard. Thank you for considering these concerns with the application. I appreciate your taking this statement under the current COVID-19 pandemic conditions."

Frank Niemann, 25 Holly Drive, Eatontown was sworn in by Attorney Collins. Mr. Niemann stated he is a 35-year resident and serves as the President of the association. He is concerned about the flooding that is caused by a creek, and he wants to make sure this project will not cause additional flooding. Mr. Mirarchi stated that he is familiar with this issue, as he is a former resident of Tinton Woods. He explained that the issues stem from trees and runoff not being cleaned out. Mr. Terzano discussed similar issues with flooding in Society Hill.

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Mr. Mirarchi offered a motion to close the Public Hearing, seconded by Mr. Romanov, all present voted in favor.

Mr. Romanov offered a motion to grant Preliminary and Final Major Site Plan Approval with the conditions outlined by Attorney Collins to Ranney School, Inc; the motion was seconded by Mr. Natter.

Roll Call:

AYES: Mr. Romanov, Mr. Natter, Councilman Nesci, Mr. Clayton, Mr. Mirarchi, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton

NAYES: None

ABSENT: Chairman Lodato, Mr. Crowley

INELIGIBLE: None

OPEN PUBLIC DISCUSSION-

Vice Chairman Clayton opened the public session.

Hearing no comment, Councilman Nesci offered a motion to close the public session, seconded by Mr. Romanov, all present voted in favor.

Attorney Collins briefly discussed the current meeting protocols and social distancing policies as a result of COVID-19. He stated that he wants to ensure all Board members feel safe and comfortable attending these meetings.

EXECUTIVE SESSION- None

ADJOURNMENT:

Mr. Mirarchi offered a motion to adjourn at 8:14 PM, seconded by Ms. Brown. All present voted in favor.

Respectfully Submitted,

Trish Sena
Board Secretary

APPROVED AT A MEETING HELD ON: