

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 26, 2020

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 Nesci, Mr. Clayton, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Mr. Wallace, Ms. Hamilton
Absent: Mr. Crowley, Mr. Romanov, Ms. Brown
Others: Dennis Collins, Esq., *Board Attorney*
Trish Sena, *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. Crowley, Mr. Romanov, and Ms. Brown are absent tonight and gave advanced notice of said absences to the Board Secretary. No objection to their absence is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- Chairman Lodato indicated that the Board has received the minutes of the July 8, 2020 and July 22, 2020 meeting and asked for a motion to approve the minutes as submitted.

Mr. Clayton offered a motion to approve the minutes of the July 8th and July 22, 2020 meeting; seconded by Mr. Mirarchi.

Roll Call:

AYES: Mr. Clayton, Mr. Mirarchi, Chairman Lodato, Councilman Nesci, Mr. Natter, Mr. Markoff, Mr. Wallace, Ms. Hamilton

NAYS: None

ABSENT: Mr. Crowley, Mr. Romanov, Ms. Brown

INELIGIBLE: None

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RESOLUTIONS- PB2020-04: *Bella Legacy Fund 57, LLC: 57 Apple Street, Block 14.03 Lots 35,37 & 39 Granting Preliminary and Final Site Plan Approval with Variance, Submission Waivers and Design Waivers.*

Councilman Nesci offered a motion to memorialize a Resolution Granting Preliminary and Final Site Plan Approval to Bella Legacy Fund 57, LLC. The motion was seconded by Mr. Natter.

Roll Call:

AYES: Councilman Nesci, Mr. Natter, Chairman Lodato, Mr. Clayton, Mr. Mirarchi, Mr. Markoff, Mr. Wallace

NAYES: None

ABSENT: Mr. Crowley, Mr. Romanov, Ms. Brown

INELIGIBLE: Ms. Hamilton

NEW BUSINESS-

Master Plan Consistency Review

Attorney Collins gave a briefly explained the procedure to make any changes to the Zoning Ordinance. The Borough Council must refer to the Planning Board for a review and recommendation. The Planning Board must determine whether or not the Ordinance is not inconsistent with the Master Plan or inconsistent with the Master Plan. Attorney Collins referred to Ms. Beahm, Board Planner for further review.

Ms. Beahm explained that one of the objectives of the Reexamination Report, was to evaluate the existing Zoning in specific areas of town. These two Ordinances correct Zoning issues in two distinct areas of Tinton Falls. Ordinance 2020-1464 is rezoning properties from Neighborhood Commercial (NC) to Residential (R-4) Zone.

Ms. Beahm explained that Ordinance 2020-1465 focuses on a property owned by the County on Wayside Road that is currently zoned as Open Space Government Use (OS/GU). The property is a size of a residential lot, this Ordinance rezones this lot to Residential (R-1) Zone, so it can be sold and developed as a single-family house.

Mr. Neff explained that these Ordinances and Zoning changes, are designed to make these lots more resident friendly.

Mr. Natter inquired about the vacant lot on Wayside Road asking if it is North or South of the Mosquito Commission, Ms. Beahm advised that it is North of that building.

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Attorney Collins asked Ms. Beahm if she finds these Ordinances to be not inconsistent with the Master Plan, and she stated she finds them to be substantially consistent with the Master Plan. Mr. Neff also finds these Ordinances to be consistent with the Master Plan.

Mr. Mirarchi offered a motion finding Ordinance 2020-1464 and Ordinance 2020-1465 consistent with the Borough's Master Plan, with no comments on the Ordinance itself, seconded by Mr. Clayton.

Roll Call:

AYES: Mr. Mirarchi, Mr. Clayton, Chairman Lodato, Councilman Nesci, Mr. Natter, Mr. Markoff, Mr. Wallace, Ms. Hamilton

NAYES: None

ABSENT: Mr. Crowley, Mr. Romanov, Ms. Brown

INELIGIBLE: None

PB2019-14 JSM at Tinton Falls, LLC. 1470 Shafto Road, Block 115 Lot 11.01, Preliminary and Final Major Site Plan.

Attorney Collins stated that he was advised by Mr. Alfieri this afternoon that Mr. Gasiorowski, an Attorney objecting the JSM application is unable to attend the meeting this evening due to a health emergency. Mr. Gasiorowski indicated that the Applicant can proceed this evening, however he has asked the Board not to vote on the application and provide him a transcript of the meeting and carry the application to the next available date.

Mr. Alfieri advised that they were unable to acquire a stenographer to transcribe the meeting, therefore they have decided not to proceed this evening. The Applicant is asking for an adjournment to the next available hearing date.

Ms. Sena advised that the next available hearing date is September 9, 2020. Mr. Alfieri advised that JSM wishes to be carried to the September 9, 2020 meeting.

Attorney Collins stated that the notice to adjourning property owners and affidavit of publication are found to be in order, stating the Board has jurisdiction to hear this matter. Mr. Collins noted for the record that this matter will be carried without further notice to September 9, 2020 at 7:30 PM.

OPEN PUBLIC DISCUSSION

Mr. Mirachi offered a motion to close the Public Discussion, the motion was seconded by Mr. Clayton. All present voted in favor.

EXECUTIVE SESSION-None

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ADJOURNMENT:

Mr. Mirarchi offered a motion to adjourn at 7:50 PM, seconded by Mr. Clayton. All present voted in favor.

Respectfully submitted,



Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: OCTOBER 14, 2020