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BOROUGH OF TINTON FALLS  
REGULAR MEETING OF THE PLANNING BOARD  
OCTOBER 28, 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. Baldwin, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Hamilton

**Absent:** Ms. Brown, Mr. Wallace

**Others:** Matthew Kalwinsky, Esq., *For Dennis Collins, Esq.*

Trish Sena, *Board Secretary*

Tom Neff, *Board Engineer*

Christine Bell, 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 Ms. Brown and Mr. Wallace 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- None**

**RESOLUTIONS-** PB2020-05: *Rose Glen at Tinton Falls Condominium Association, Block 120 Lot 37.06 Granting Preliminary and Final Site Plan Approval with Variances, Submission Waivers and Design Waivers.*

*Mr. Clayton offered a motion to memorialize a Resolution Granting Preliminary and Final Site Plan Approval to Rose Glen at Tinton Falls Condominium Association. The motion was seconded by Mr. Romanov.*

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**Roll Call:**

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

**NAYES:** None

**ABSENT:** Ms. Brown, Mr. Wallace

**INELIGIBLE:** Mr. Baldwin

*Chairman Lodato gave a brief explanation of the COVID-19 guidelines in place for tonight's meeting.*

**NEW BUSINESS-**

**PB2019-24 The "A" NJ Sport Complex, LLC. Block 111 Lot 10.02, Block 113.01 Lot 16.02 Preliminary and Final Major Site Plan.**

Mr. Robert F. Munoz, Esq. introduced himself as legal council on behalf of the applicant. The applicant's first witness is Mr. Jeromie P. Lang.

Mr. Kalwinsky swore in Jeromie P. Lang PE

Mr. Neff briefly addressed page 3 of his Engineering Review letter indicating the applicant is seeking approval for day camps. Mr. Neff stated that a traditional day camp is not permitted at this site. Mr. Neff explained that the Board received a letter from the applicant's attorney indicating that they do not intend to hold any day camps at this facility. The intent is to conduct various sport camps. The applicant clarified that these camps would be for sport training. It was suggested that the applicant use the word "sport camp" rather than "day camp."

The following exhibits are entered into the record:

***A-1 Capelli Sport Complex Aerial Exhibit, Overall Prepared by Maser Consulting, dated October 28, 2020 consisting of one (1 sheet)***

***A-2 Capelli Sport Complex Aerial Exhibit West, Prepared by Maser Consulting, dated October 28, 2020 consisting of one (1 sheet)***

***A-3 Capelli Sport Complex Aerial Exhibit East, Prepared by Maser Consulting, dated October 28, 2020 consisting of one (1 sheet)***

***A-4 Capelli Sport Complex Aerial Exhibit As-Built, prepared by Maser Consulting, dated October 28, 2020 consisting of one (1 sheet)***

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***A-5 Dimension Plan exhibit dated January 24m 2020 last revised October 28, 2020 prepared by Maser Consulting consisting of seven (7 sheets)***

***A-6 Architectural Plans with elevation information, prepared by Anthony Busch Architect, LLC dated October 27, 2020 consisting of 3 sheets***

Referencing exhibit, A-1 Mr. Lang gave a brief overview of the property location and the site conditions. This is the third time Capelli Sport Complex has been before the Planning Board for the above referenced property.

Exhibit A-2 shows the western size of Wayside Road which includes two turf soccer fields, existing parking, field house and overflow parking currently in operation.

Exhibit A-3 illustrates the eastern side of Capelli Sport Complex which includes two turf fields, stormwater basin, and upper and lower parking areas.

Phase 7 is being presented to the Board this evening which includes adding lighting to existing locations. The applicant is also amending phases 4, 5 & 6 of the site.

Exhibit A-4 indicates existing conditions as well as parking stalls that have been added.

Mr. Lang referenced Exhibit A-5 that illustrates that original parking stalls as well as the parking that has been added.

Mr. Lang explained that the site was granted a brick-and-mortar style building in its original approval. The applicant is here this evening proposing a bubble structure instead.

Mr. Lang described the lots that have already been consolidated, right-of-way dedications have been filed.

Testimony was provided on the overall air structure of the bubble. Mr. Lang explained that the air structure will now be ten feet wider than originally proposed for a total of 96,250 square feet.

Internally, the bubble will be a 1 story structure with no mezzanine. Within the bubble there will be a full-size soccer field that can have various uses. There is also a flex space that can host various kinds of sport training.

The bubble structure will peak at 76 feet which allows for internal height and circulation.

The applicant is proposing a 5,720 square foot permanent building next to the bubble. The building is being proposed as a fieldhouse that will house restrooms, classrooms, concession, and management office space.

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Mr. Mirarchi asked if the bubble will be 76 feet at its tallest peak in the middle? Mr. Lang confirmed that it will be.

Mr. Clayton inquired if the bubble will be up year-round or if it will be taken down? Mr. Lang explained that the bubble can be taken up and down if need be. If taken down, the bubble will be stored on site.

Chairman Lodato asked if the bubble is intended to be inflated and deflated as needed? Mr. Lang said that all bubbles can be taken down if need be. Typically, they are deflated if there is a predicated weather event like a hurricane. The bubble is designed to withstand windspeed up to 140 MPH.

Mr. Lang briefly discussed the various uses of the facility such as sport camps, sport programs, sport tournaments etc. The applicant is proposing 24-hour operation as they have noticed an increase in demand for the facility.

Mr. Neff stated that if this facility is operation overnight, there must be strict control over pedestrians crossing Wayside Road.

Mr. Mirarchi inquired if there are current designated crosswalks on Wayside Road, he explained that he has seen numerous instances of people jaywalking from one side of the facility to another. Mr. Neff agrees that part of the problem is pedestrians not using the crosswalk. He hopes that once the new building is built people will use the existing crosswalk. Mr. Lang referenced the existing crosswalk as shown on exhibit A-3.

Mr. Mirarchi asked about a motion detected light at the crosswalk. Mr. Neff stated that they can contact the County since it is a County road.

Mr. Baldwin discussed the consideration of fencing that would direct pedestrians to the crosswalk. Mr. Neff stated that the Capelli staff needs to do a better job at enforcing crossing at the designated crosswalk.

Ms. Hamilton inquired if another crosswalk can be added in the area in which pedestrians tend to cross the road. Mr. Neff stated that this would also need to be discussed with the County.

Chairman Lodato inquired about police presence for large tournaments and events. The applicant indicated that police are present at all events that draw a large crowd.

Discussion ensued regarding the installation of a blinking amber light at the designated crosswalk.

Mr. Lang referenced four banner signs that were part of the original approval that have been moved to another location on site. A previously approved flagpole was also relocated.

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An ambulance entrance has been added to soccer field # 5.

Mr. Lang briefly discussed stormwater management on the site.

Mr. Lang discussed the warm-up practice area that will be used before various games.

Mr. Clayton discussed the need for additional parking with the warm-up area being proposed. Mr. Lang stated that this area does not increase the capacity. Discussion ensued regarding parking on site.

Mr. Lang described a series of landscaping changes the applicant has proposed. The applicant is requesting to remove some of the existing landscaping as shown on sheet 7 of exhibit A-5. The applicant is requesting the Board amend the approval for the use of the landscaping.

Mr. Neff recommends keeping the existing landscaping as per the previous approval. Ms. Bell also recommends keeping the landscaping as previously approved.

Mr. Lang discussed signage on site referenced in exhibit A-6 which illustrates the signage on some of the buildings.

Mr. Neff asked Mr. Lang which plan he is referencing, as the plans distributed to him do not match what is being presented. Mr. Lang advised that a revised plan is being presented this evening. Mr. Neff stated that the signs being presented are completely different than what he has reviewed in his Engineering Letter.

Ms. Bell noted that there were a number of sign variances discussed in both the Planning and Engineering review letters. She stated that there could now be new variances needed with the new proposed signage, as well as some variances no longer needed. Mr. Neff asked Mr. Lang to discuss the numbers of the proposed signage. Mr. Lang apologized to the Board and the Board Professionals for not distributing the revised sign plan before the meeting.

Mr. Lang stated that by revising the sign plan they have eliminated three variances that were detailed in both the Planning and Engineering review, only one sign variance is now required. Discussion ensued regarding the square footage of each sign.

Mr. Lang stated that they are proposing an 8 ft by 12 ft flagpole, a Variance is required.

Mr. Lang discussed Exhibit A-5 sheet 7 which illustrates the mechanical structures of the air structure.

Mr. Lang discussed the list of variances and waivers associated with this application.

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Mr. Lang stated that the applicant designed the site to be visually appealing while keeping the Borough's Ordinance in mind. Mr. Lang briefly discussed the previously granted variances.

*The Board took a short break at 9:05 PM and were back on the record at 9:10 PM.*

Chairman Lodato asked if any of the Board Members have any questions?

Mr. Natter inquired about the ingress and egress on the air bubble as shown in exhibit A-5? Mr. Lang explained that there is only one non-emergency entrance and exit in the bubble.

Ms. Hamilton inquired about the rotating doors and its relation to the occupancy load. This would be determined by the Borough's Construction Official and Fire Marshal.

Chairman Lodato asked the Board Professionals if they have any questions for the Applicant?

Mr. Neff and Ms. Bell stated that the applicant has addressed the matters highlighted in their letters.

Chairman Lodato asked if any members of the public have any questions for the Applicant? Seeing none, Chairman Lodato asked for a motion to close the Public Discussion.

*Mr. Baldwin offered a motion to close the public discussion, seconded by Mr. Natter.*

Mr. Neff stated that he is looking forward to seeing the site finally developed and completed. He reiterated his position on keeping the existing landscaping on the property.

Ms. Bell echoed the comments of Mr. Neff and stated the revisions made by the applicant were positive in reducing some of the Variance relief. She also believes the landscaping should remain as originally approved.

Chairman Lodato stated that although he understands this facility mainly houses soccer fields, he noted that there is also a high demand for basketball courts within the Borough.

Mr. Clayton inquired about the 24-hour operation; Mr. Neff explained that the Board cannot mandate the hours of operation. Mr. Neff stated his only concern would be the lighting and would consider some restrictions. Discussion ensued in regard to the Borough's Noise Ordinance. Mr. Kalwinsky explained the Board can consider reasonable conditions in terms of the hours of operation.

Chairman Lodato stated that he would like the landscaping to remain as previously approved.

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Mr. Mirarchi asked Mr. Neff to reach out to the County in regard to the blinking light at the crosswalk.

Chairman Lodato asked for a motion.

*Mr. Natter offered a motion to grant Amended Preliminary and Final Major Site Plan approval with conditions outlined by Resolution to PB2019-24 The "A" NJ Sport Complex, seconded by Mr. Mirarchi.*

**Roll Call:**

**AYES:** Mr. Natter, Mr. Mirarchi, Chairman Lodato, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Markoff, Ms. Hamilton

**NAYES:** None

**ABSENT:** Ms. Brown, Mr. Wallace

**INELIGIBLE:** None

**PB2020-06 Congregation B’Nai Israel Proposed Cemetery Improvements- Block 59 Lot 1 Minor Site Plan**

Mr. Albert Zager, Esq. introduced himself as the Attorney on behalf of the Applicant. They are here this evening seeking Minor Site Plan Approval for a 100-year-old cemetery. The cemetery is currently 2/3 full. The applicant is seeking to expand the cemetery.

Mr. Kalwinsky swore in the following witness:

Steve Straus- Member of the Congregation

Mr. Straus has been a member of the Congregation for nearly 65 years. He gave a brief history of the property. Congregation B’Nai Israel was established on February 6, 1934. Over the past 40 years the average number of burials have been 8-12 per year. The Congregation consists of 250 members, the cemetery is for Congregation B’Nai Israel members only.

Each graveside funerals take about 30 minutes and are only conducted during the day.

The purpose of this project is to make general improvements to the site as well as adding additional gravesites for future burials. The plans include, clearing portions of the property, adding additional gravesites, and improving existing driveways etc.

They are proposing to relocate the center driveway to improve onsite circulation and onside parking.

Mr. Straus addressed page 5 section 4 of Mr. Neff’s Engineering Review letter. He discussed the hours of operation of the cemetery, the frequency of burials, frequency of visitors etc. Within the

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cemetery there are 966 existing gravesites, some of them have already been reserved by members of the congregation.

Mr. Kalwinsky swore in David Cranmer PE, Applicant's Engineer

Mr. Cranmer gave a brief overview of the property, stating it is in the R-2 Zone of the Borough.

The following exhibits are entered into the record:

**A-1 Sheet 1 of 4 Minor Site Plan prepared by David A. Cranmer, P.E. of Cranmer Engineering, P.A. dated April 30, 2019, revised on January 20, 2020 which sheet 1 of 4 is in the general Minor Site Plan**

**A-2 Page 2 of the Site Plan detailing the Grading Plan & Soil Erosion Plan**

Mr. Cranmer stated that this piece of property is approximately 3.6 acres. He detailed the surrounding neighborhoods. A-1 details the existing site depicting the driveways and gravesites. He discussed existing trees on site and stated that approximately 40 trees will be removed.

Mr. Cranmer discussed the onsite circulation improvements that are proposed. They are proposing a 10-foot-wide asphalt driveway parallel to the existing driveway. The applicant is proposing to eliminate the driveway that is located in the middle of the site and replace with a 3-foot walkway. Under this proposal there will be two driveways on site, this would require a design waiver. Mr. Cranmer briefly addressed stormwater management.

Mr. Cranmer gave a brief explanation of exhibit A-2 which details the grading and soil erosion plan.

Chairman Lodato asked if there are any questions from the Board for this witness?

Mr. Cranmer discussed traffic control signage throughout the cemetery, as the Congregation wishes to keep it unsigned.

Mr. Neff asked if the burials will be managed by the Congregation to facilitate traffic control and so on? Mr. Cranmer stated that all burials are managed by the Congregation and are very well organized.

Mr. Neff stated that this is an existing cemetery that has been in operation for decades, he has no major objections to this proposed plan. However, he wants to ensure that there will be no off-street parking during burials and visitations.

Mr. Neff explained that the attorney's determined that the applicant is not expanding the use, they are essentially just adding additional graves in an existing cemetery.



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Mr. Kalwinsky explained that the Borough's Zoning Officer made the determination that there would be no Use Variance required. Therefore, the Application has remained in front of the Planning Board only for Minor Site Plan Approval. Municipal Consent is not required for this application.

Ms. Bell stated that the proposed improvements better serve the cemetery and their overall operations.

**OPEN PUBLIC DISCUSSION**

*Arthur San Filippo, 12 Leland Terrace-* Mr. San Filippo indicated that he received notice of this application via certified mail, however the post office never gave him the green card to sign for, he questions whether or not this notice is valid. It was explained that the obligation of the Applicant is simply to provide the certified mailing to the post office. A signature is not required. Mr. San Filippo discussed his concerns with the cemetery expansion. He also voiced his concerns about off-street parking. He stated that all cemetery visitors park on Riverdale Avenue and do not utilize the cemetery parking. Mr. San Filippo does not believe the cemetery is maintained properly. He stated that cemetery walkways go onto his property, causing intrusion. Therefore, he does not see the need for the proposed walkways.

Mr. Zager stated for the record that Riverdale Avenue is a public street, therefore cars are allowed to park on the street. He confirmed that all walkways and driveways are located on the Congregation's property and do not intrude on any residential lots.

Mr. Kalwinsky clarified the variance and waiver relief the applicant is requesting.

Chairman Lodato suggested that Mr. San Filippo discuss his concerns further with the Applicant. Mr. Zager stated that the Congregation would be more than happy to have a discussion with Mr. San Filippo to address some of his concerns.

Mr. Neff stated that cemetery visitors should not be parking on the street and shall utilize the cemetery driveways.

*Mr. Mirarchi offered a motion to close the Public Discussion, seconded by Mr. Romanov. All present voted in favor.*

Mr. Neff stated that this is a straightforward application in which he has no objections.

Ms. Bell echoed the comments of Mr. Neff.

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Chairman Lodato asked the Board if they had any further comments? Seeing none he asked for a motion.

*Mr. Mirarchi offered a motion to grant Minor Site Plan Approval with conditions outlined by Resolution to PB2020-06 Congregation B’Nai Israel, seconded by Mr. Baldwin.*

**Roll Call:**

**AYES:** Mr. Mirarchi, Mr. Baldwin, Chairman Lodato, Councilman Nesci, Mr. Clayton, Mr. Romanov, Mr. Natter, Mr. Markoff, Ms. Brown, Ms. Hamilton

**NAYES:** None

**ABSENT:** Ms. Brown, Mr. Wallace

**INELIGIBLE:** None

**EXECUTIVE SESSION-**None

**ADJOURMENT:**

*Mr. Clayton offered a motion to adjourn at 10:16 PM, seconded by Mr. Mirarchi. All present voted in favor.*

Respectfully submitted,

  
Trish Sena  
Planning Board Secretary

**APPROVED AT A MEETING HELD ON: April 14, 2021**