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BOROUGH OF TINTON FALLS  
REGULAR MEETING OF THE PLANNING BOARD  
NOVEMBER 11, 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:** Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace Ms. Hamilton

**Absent:** Chairman Lodato

**Others:** Dennis Collins, *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-** Vice Chairman Clayton indicated Chairman Lodato is absent tonight and gave advanced notice of said absence to the Board Secretary. No objection to his absence is made.

**PROFESSIONAL REPORTS –** None

**APPROVAL OF MINUTES-** None

**RESOLUTIONS-** None

**NEW BUSINESS-**

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

Mr. Salvatore Alfieri, Esq. introduced himself on behalf of the Applicant. He advised that the applicant only has one witness this evening as the traffic engineer and planner could not be here.

Mr. Alfieri stated that Mr. Gasiorowski is present as an objector. However, he will return to the next meeting when the applicant provides their other witnesses.

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Mr. Collins gave a brief description of the meeting protocols in place for tonight's meeting. He stated that there is a court reporter present tonight.

Mr. Collins swore in Robert Curley, P.E. P.P- Maser Consulting

The following exhibit(s) are entered into the record:

***A-1 Aerial Exhibit of the Preliminary and Final Major Site Plan dated February 16, 2020***

Mr. Curley gave a brief overview of the site. The property is 20.8 acres and is located immediately adjacent to the Garden State Parkway. The Applicant has received County Approval as it is located on Shafto Road.

He explained that this is a unique site due to the elevation difference on the property. The Applicant is seeking some Variances for retaining walls on the property. Mr. Curley briefly discussed the site topography and explained that the applicant has been working with the County on the design and access to the Site.

The following exhibit is entered into the record:

***A-2 Critical Slope Exhibit, Steep Slope Exhibit Preliminary & Final Major Site Plan dated February 26, 2020***

He stated that the site is unique due to its steep topography, the Applicant is seeking a variance for grading on areas on the property that exceed 15%. Mr. Curley stated that the only way to develop this property is to disturb the 15% slopes. They have tried to minimize that disturbance by constructed retaining walls on the property.

Mr. Curley stated that the applicant is also requesting a variance for the lot area. He noted that Ordinance section 40-35G1 allows for a maximum lot area of 10 acres, where the site exists at 20.81 acres. The site has existed in this configuration since approximately 1994.

The following exhibits is entered into the record:

***A-3 Preliminary and Final Major Site Plan for JSM at Tinton Falls, LLC Shipping & Receiving Center prepared by Robert J. Curley PE of Maser Consulting dated June 3, 2019 last revised February 6, 2020 consisting of 26 sheets***

***A-4 Site Layout Exhibit, Preliminary and Final Major Site Plan for JSM at Tinton Falls, LLC consisting of 2 sheets.***

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Mr. Curley stated that access to the property would be an entrance driveway at Shafto Road, a right hand turn in and right hand turn out only. There will be no left turns out of the site. Mr. Curley discussed where parking will be permitted on site.

In addition to the loading and parking births, the site also has driving access into the facility.

Mr. Neff asked if this is made for two lane traffic or one way traffic for trucks? Mr. Curley stated that it would be a one direction lane for tractor trailers and trucks.

Mr. Baldwin inquired about employee access and traffic.

Mr. Curley stated that in addition to the parking field for the tractor trailers, there are parking fields on either end of the site for employees.

Mr. Curley discussed stormwater management and sanitary sewer service on site.

Mr. Curley stated that Applicant is proposing a 240,000 square foot warehouse. In that building they are proposing 12,000 square feet of office space. Therefore, the total warehouse space is 228,000 square feet.

Mr. Curley stated that the applicant is compliant with parking regulations on site.

Mr. Baldwin inquired about traffic exiting the site and voiced his concerns of vehicles making a left turn out of the site. Mr. Curley stated that the exit will be curbed to prevent vehicles from making left turns.

The following exhibit is entered into the record:

***A-5 Landscape Rendering dated January 8, 2020.***

Discussion ensued regarding landscaping and lighting on site.

Ms. Beahm voiced her concerns with the size of the proposed building stating the size triggers different variances and waivers on site.

Mr. Alfieri briefly discussed why the applicant cannot reduce the size of the building and why a warehouse is the best use for this property.

Ms. Beahm asked if the Applicant has considered reducing the size of the building? Mr. Alfieri stated that they have considered reducing the building to a reasonable size.

Ms. Brown inquired about lighting on site.

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Mr. Neff voiced his concerns with the extremely large retaining walls on site.

Mr. Collins discussed the application and explained that the applicant is proposing a permitted use of the zone.

Ms. Beahm believes the applicant needs to reduce the scope of the project and come back to the Board with a plan that is scaled more appropriately to the Ordinance.

Mr. Baldwin voiced his concerns with the overall enormity of the project and believes it needs to be scaled down to reduce the number of variances requested.

Several Board Members also voiced concern with the size of the proposed building.

Mr. Alfieri stated that the Applicant wishes to carry this matter to another meeting. The Applicant will revise their plans and will re-notice for a future date. Mr. Alfieri granted the Board an extension of time to act through February 28, 2021.

The Board took a five-minute break and reconvened at 8:35 PM.

**PB2020-11 CommVault Tinton Falls Urban Renewal, LLC CommVault Fire House 200 & 150 Corregidor Road, Block 101.03 Lot 2 Block 101.05 Lot 1 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 and are in order, the Board has jurisdiction to hear this matter.

Attorney Collins swore-in the following witnesses:

*James Kennedy, PE*

*Brendan Kline, Architect*

*Sam Hernandez, CommVault*

The following exhibits are entered into record:

***A-1 Site Plans entitled "Preliminary & Final Major Site Plan prepared for Applicant, prepared by James A. Kennedy, P.E. of Kennedy Consulting Engineers, LLC, dated March 1, 2020, consisting of (9) sheets, revised October 27, 2020.***

***A-2 Photos of existing building***

***A-3 Photos of CommVault existing building***

***A-4 Interior floor plan***

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***A-5 (a)-(c) renderings of proposed structure***

***A-6 Elevations***

***A-7 Colored rendering of overall site plan***

***A-8 Aerial photograph/exhibit***

Mr. Collins explained that this property is zoned Open Space Government Use. This application was already reviewed by FMERA.

Mr. Michael Bruno, Esq introduced himself as Attorney on behalf of the Applicant and gave a brief overview of the property.

Mr. Kennedy briefly described the project, referencing exhibit A-8. The Applicant is proposing to repurpose the existing firehouse into office space in association with Commvault's main campus. The applicant has proposed electric low speed vehicles to provide a link from the main headquarters to the firehouse.

Mr. Kennedy explained there is one variance associated with this application for loading space. However, the Applicant is not proposing a dedicated loading area for this site/use. FMERA also agreed that the provision of a loading area on this site is not necessary.

Mr. Kennedy discussed the site circulation plan. Mr. Neff explained that the Borough worked with FMERA a number of years ago to design this right of way, the applicant is proposing what the Borough anticipated.

Discussion ensued regarding sidewalks and crosswalks on site.

JCP&L lighting will be installed by CommVault along the eastern side of Heliport Drive to illuminate the pedestrian path and tie into the Lennar development to the South. Mr. Kennedy discussed the design waiver for the height light fixtures, the Applicant has reduced the height of the light fixtures to comply to 18 feet.

Mr. Kennedy discussed the impervious coverage and stormwater management. The firehouse property will be connecting to CommVault's main campus utilities.

24 trees are being proposed, 28 evergreen trees are proposed and there are various grass and shrubs proposed.

The Applicant is proposing a 10x12 temporary shed for possible storage.

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Ms. Beahm stated that Mr. Kennedy addressed her comments outlined in her Planning Review Letter.

Brendan Kline, design architect referenced exhibit A-2 that shows photos of the existing firehouse. CommVault designed this building to tie in with the existing headquarters.

Mr. Kline discussed the design of the building referencing exhibit A-4 of the overall floor plan. The building will have a strong appearance in both the front and back of the building. The new design will not be expanding the existing footprint.

Sam Hernandez, Operations Director for CommVault discussed the purpose of the building in relation to the main campus. CommVault's intended use for the firehouse property is to have open floor plans with large collaboration space for employees. He explained that there will be various methods of transportation for employees to get from site to site, golf carts will be available for employees as well. The hours of operation coincide with the main campus and are 8:00 AM to 10:00 PM. They anticipate the building can hold up to 200 people, however he expects only 40-60 employees using the facility at the time.

Mr. Baldwin stated that the Police Department should be made aware of the use of golf carts/low speed vehicles.

Mr. Hernandez gave a brief description of the proposed athletic field space and its anticipated use.

Vice-Chairman Clayton asked if the Board had any questions? Questions from the public?

*Councilman Nesci offered a motion to grant Preliminary and Final Major Site Plan approval with conditions outlined by Attorney Collins to CommVault Tinton Falls Urban Renewal, LLC, seconded by Mr. Mirarchi.*

**Roll Call:**

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

**NAYES:** None

**ABSENT:** Chairman Lodato

**INELIGIBLE:** Ms. Hamilton

**PUBLIC DISCUSSION-**

Seeing none, Mr. Clayton asked for a motion to close the public discussion. Mr. Natter offered a motion to close the public discussion seconded by Mr. Baldwin, all present voted in favor.

**EXECUTIVE SESSION-None**

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**ADJOURNMENT:**

*Mr. Mirarchi offered a motion to adjourn at 9:39 PM, seconded by Mr. Romanov. All present voted in favor.*

Respectfully submitted,

  
Trish Sena  
Planning Board Secretary

**APPROVED AT A MEETING HELD ON: May 26, 2021**