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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
DECEMBER 9, 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: Dennis Collins, *Board Attorney*
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-

Attorney Collins noted for the record that this meeting is being held in hybrid format via WebEx software. This meeting is being held in compliance with the Emergency Meeting Regulations set forth by the State of New Jersey.

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

CITIZENS SERVICE ACT COMPLIANCE- Chairman Lodato indicated that Ms. Brown & Mr. Wallace are absent tonight and gave advanced notice of said absence to the Board Secretary. No objection to their absence is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- None

RESOLUTIONS- PB2020-11 CommVault Tinton Falls Urban Renewal, LLC Firehouse Property. 150 & 200 Corregidor Road, Block 101.03 Lot 2, Block 101.05 Lot 1. Resolution Granting Preliminary & Final Major Site Plan Approval with Variances, Submission Waivers and Design Waivers.

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Councilman Nesci offered a motion to memorialize a Resolution Granting Preliminary & Final Major Site Plan Approval to CommVault Tinton Falls Urban Renewal, LLC. The motion was seconded by Mr. Mirarchi.

Roll Call:

AYES: Councilman Nesci, Mr. Mirarchi, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Natter, Mr. Markoff

NAYES: None

ABSENT: Ms. Brown, Mr. Wallace

INELIGIBLE: Chairman Lodato, Ms. Hamilton

NEW BUSINESS-

Attorney Collins noted that although the Planning Board continues to hold in-person meetings in compliance with the State COVID-19 protocols, the Board has voted to hold a hybrid meeting this evening, as it came to their attention that the Borough court room could not adequately hold the expected capacity.

Mr. Collins stated that members of the public participating remotely must be on camera if they wish to make a statement.

PB2020-09 Senior Housing Development, LLC: Block 124.63 Lot 30.01 1530 West Park Avenue Preliminary and Final Major Site Plan.

Attorney Collins stated that the notice to adjourning property owners and affidavit of publication are in order, the Board has jurisdiction to hear this matter.

The following exhibits are entered into the record:

A-1 Preliminary and Final Major Site Plan prepared by Mark Lescavage P.E. of Maser Consulting, dated March 27, 2020, last revised July 30, 2020 consisting of five (5) sheets.

A-2 Architectural Plans prepared by Gerald B. Menke R.A. of EGA Architects, dated July 30, 2020 consisting of five (5) sheets.

A-3 Topographic Survey prepared by Eric V. Wilde; Professional Land Surveyor of Maser Consulting dated January 31, 2020 last revised August 4, 2020 consisting of two (2) sheets.

A-4 Truck Circulation Exhibit prepared by Mark Lescavage P.E. of Maser Consulting dated July 30, 2020 consisting of two (2) sheets.

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A-5 All American Assisted Living at Tinton Falls Interior Images prepared by Kaplan Development Group, LLC dated December 3, 2020 consisting of one (1) sheet.

A-6 All American Assisted Living of Tinton Falls Aerial Plan prepared by Maser Consulting dated December 3, 2020 consisting of one (1) sheet.

A-7 All American Assisted Living of Tinton Falls Color Rendering prepared by Maser Consulting dated September 23, 2020 consisting of one (1) sheet.

A-8 Photo Location Exhibit prepared by Mark Lescavage; P.E. of Maser Consulting dated March 27, 2020 consisting of one (1) sheet.

Mark Policastro introduced himself as Attorney on behalf of the Applicant.

Attorney Collins swore in Patrick Lynman, Professional Engineer.

Mr. Lynman referenced exhibit A-7 and gave a brief overview of the site as it exists today. The land is currently vacant and heavily wooded. The site is constrained by wetlands and wetland buffers.

The Applicant is proposing a two-story Assisted Living facility with approximately 58 units in the Borough's IOP Zone. There is one proposed permanent free-standing sign on site.

Mr. Lynman briefly discussed the Variances they are requesting this evening.

Mr. Lynman discussed exhibit A-4 Truck Circulation and indicated that the Applicant has agreed to comply with the comments set forth in the Fire Marshal's review letter.

A brief discussion ensued regarding the site's Stormwater Management and Landscaping Plan.

Mr. Lynman stated that the Applicant can comply with the comments set forth in Mr. Neff's Engineering Review letter. He also detailed the various outside approvals they have received.

Chairman Lodato inquired about the sidewalks on site? It was noted that there is existing sidewalk already on West Park Avenue.

Mr. Neff recommends that the Applicant comply with the Shade Tree requirements.

Councilman Nesci voiced his concerns with emergency vehicles navigating the site. The Applicant stated that this is outlined in exhibit A-4.

A brief discussion ensued regarding the proposed retaining wall.

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Mr. Neff inquired about the permanent parking proposed within the Easement.

Mr. Neff asked the Applicant to discuss the wetlands disturbance, as there has been some public concern regarding this issue. Mr. Lynman explained that the majority of the site that is not being developed will not be disturbed.

Chairman Lodato indicated that he is going to allow public comments once all witnesses have completed their testimony.

Attorney Collins swore in Michelle Briehof PE, Project Manager Maser Consulting.

Ms. Briehof explained that she has prepared the Traffic Assessment distributed to the Board. She explained that a 112-bed assisted living facility generates approximately 37 peak-hour trips. This facility does not present a significant amount of traffic.

Attorney Collins swore in Stephen Humphreys, RA (Testifying via WebEx)

Mr. Humphreys referenced exhibit A-2, Architectural Plans and gave a brief description of the overall design of the facility. He discussed the overall layout and floorplan of the proposed facility. The second floor of the facility contains assisted-living apartments. Referencing exhibit, A-7 Mr. Humphreys explained that the building was designed to look like a residential structure.

Mr. Clayton inquired about the elevator and questioned whether or not one elevator is sufficient for an assisted living facility? Discussion ensued regarding the number of elevators. Board Members voiced their concerns with the facility only having one elevator.

Attorney Collins swore in Christine Nazzaro- Cofone, PP (Testifying via WebEx)

Ms. Cofone gave a brief overview of the site and the relief sought. The site is approximately 12.39 acres of undeveloped land. She discussed both the C-1 and C-2 positive and negative criteria.

Ms. Bell and Mr. Neff stated that they have no exceptions to approving the retaining wall variance.

The Board took a break at 8:45 PM and were back on the record at 8:55 PM.

Chairman Lodato opened the Public Portion of the meeting

Robin Porcelli, 12 Santa Fe Court was sworn in by Attorney Collins. Ms. Porcelli voiced her concerns with the location of the dumpsters on site. Mr. Lynman stated that there is a distance of 500 feet of wooded area between this property and Santa Fe Court.

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Ryan Cullinane, 118 Peach Street was sworn in by Attorney Collins. Mr. Cullinane inquired about the number of proposed elevators in the facility as well as the number of emergency exits. Mr. Humphreys advised that there is one elevator and 4 exit stairways as well as 7 exits total on the first floor.

Dawn Corson, 6 Santa Fe Court was sworn in by Attorney Collins. Ms. Corson inquired about the runoff on site. Mr. Lynman stated that this project will not be producing any extra runoff toward Santa Fe Court.

Seeing no further comments Mr. Clayton offered a motion to close the Public Discussion, seconded by Mr. Mirarchi. All present voted in favor.

Chairman Lodato asked the Board Professionals if they had any questions or comments?

Mr. Neff briefly discussed the recent Ordinance changes to permit assisted living facilities throughout all commercial zones in town. He stated that he believes this is the best plan and use for this site. It is his recommendation that the Applicant be required to comply with the landscape requirements for tree caliper. The Applicant agreed to comply with these requirements.

Ms. Bell echoed the comments of Mr. Neff.

Chairman Lodato asked if the Board had any questions or comments?

Mr. Mirarchi voiced his concern with the facility only having one elevator. Chairman Lodato echoed the comments of Mr. Mirarchi.

Attorney Collins briefly discussed the conditions of approval that will be outlined by Resolution.

Mr. Mirarchi offered a motion to grant Preliminary and Final Major Site Plan approval with the conditions outlined by Attorney Collins to Senior Housing Development, LLC; the motion was seconded by Mr. Natter.

Roll Call:

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

NAYES: None

ABSENT: Ms. Brown, Mr. Wallace

INELIGIBLE: None

PUBLIC DISCUSSION-

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

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EXECUTIVE SESSION-None

ADJOURMENT:

Mr. Clayton offered a motion to adjourn at 9:12 PM, seconded by Mr. Natter. All present voted in favor.

Respectfully submitted,


Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: May 26, 2021