

**BOROUGH OF TINTON FALLS  
REORGANIZATION MEETING OF THE PLANNING BOARD  
JANUARY 13, 2021**

Chairman Lodato called the meeting to order at 7:30 P.M.

Mr. Lodato 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."

Chairman Lodato recognized the newly appointed and re-appointed Planning Board members, who completed their Oaths of Office before tonight's meeting:

**Richard Wallace, Alternate #1**  
**Councilman Michael Nesci, re-appointed class III member**  
**Daniel Romanov, re-appointed class II member**  
**Joseph Mirarchi, re-appointed class IV member**

**ROLL CALL:**

**Present:** Chairman Lodato, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton  
**Absent:** None  
**Others:** Dennis Collins, Esq., *Board Attorney*  
Thomas Neff, Board Engineer

All present stood for a Salute of the Flag.

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**PLANNING BOARD BUSINESS-**

**RESOLUTIONS-** PB2020-06: Congregation B'Nai Israel, LLC Riverdale Avenue West, Block 59 Lot 1. Resolution Granting Minor Site Plan Approval with Variances, Submission Waivers and Design Waivers.

*Mr. Mirarchi offered a motion to memorialize a Resolution Granting Minor Site Plan Approval to Congregation B'Nai Israel. 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:** None  
**INELIGIBLE:** Ms. Brown, Mr. Wallace

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PB2019-24 The "A" NJ Sport Complex, LLC Block 111 Lot 10.02, Block 113.01 Lot 16.02  
Resolution Granting Amended Preliminary and Final Major Site Plan Approval with  
Variances, Submission Waivers and Design Waivers

*Mr. Clayton offered a motion to memorialize a Resolution Granting Amended Preliminary  
and Final Major Site Plan Approval to The "A" NJ Sport Complex, LLC. The motion was  
seconded by Chairman Lodato*

**Roll Call:**

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

**NAYES:** None

**ABSENT:** None

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

**PLANNING BOARD RE-ORGANIZATION** – Attorney Collins stated that as per the bylaws he  
will conduct the election of Chairman and asked for nominations for Chairman.

*Mr. Mirarchi offered a motion to nominate Frank Lodato as Chairman; the motion was  
seconded by Mr. Mr. Natter.*

Seeing no further nominations, the nominations were closed.

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

*Chairman Lodato offered a motion to nominate Mr. Clayton as Vice-Chairman; the motion  
was seconded by Mr. .*

Seeing no further nominations, the nominations were closed.

**Roll Call:**

**AYES:** Chairman Lodato, Mr. Natter, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr.  
Clayton, Mr. Markoff, Ms. Brown, Mr. Wallace

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

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*Chairman Lodato offered a motion to appoint Trish Sena as Board Secretary; the motion was seconded by Mr. Romanov.*

Seeing no further nominations, the nominations were closed.

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

Chairman Lodato indicated that the board had received a resolution to approve the dates for the regular Planning Board meetings of 2021.

Chairman Lodato indicated that it has come to his attention that some Board Members wish to have the Planning Board Meetings commence at 7:00 PM rather than 7:30 PM. The Board Members advised that they have no objection to changing the meeting time to 7:00 PM.

*Mr. Clayton offered a motion to accept the following Resolution and change in meeting time. the motion was seconded by Mr. Mirarchi.*

**RESOLUTION OF THE TINTON FALLS PLANNING BOARD DESIGNATING MEETINGS OF  
THE PLANNING BOARD FOR THE YEAR 2021**

**WHEREAS,** New Jersey Open Public Meetings Act (N.J.S.A. 10:4-8a et. seq.) requires that public bodies of a municipality designate and disseminate schedules, meetings, dates & times.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Tinton Falls that the Board will meet on the second and fourth Wednesday of each month unless otherwise noted below. Formal action can be taken at all meetings. The meetings will commence at **7:00 p.m.** in the Court Room in the Borough Hall, 556 Tinton Ave, Tinton Falls, New Jersey and that the following dates are hereby designated as scheduled meetings for the Planning Board for the year 2021.

**2021**

**January 13 & 27**

**February 10 & 24**

**March 10 & 24**

**April 14 & 28**

**May 12 & 26**

**June 9 & 23**

**July 14 & 28**

**August 11 & 25**

**September 8 & 22**

**October 13 & 27**

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**November 10  
December 8  
2022  
January 12**

**BE IT FURTHER RESOLVED** that this Resolution shall supersede any and all Resolutions previously adopted by the Borough specifying meetings of the Planning Board.

**BE IT FURTHER RESOLVED** that the Secretary of the Planning Board shall post a copy of the Resolution in the Borough Hall and that copies of the Resolution shall be forwarded by the Secretary to the Official newspapers of the Borough and to individuals requesting same under the New Jersey Open Public Meetings Act.

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

*Mr. Natter offered a motion to designate the official newspapers as the Asbury Park Press and The Coaster; the motion was seconded by Chairman Lodato.*

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

**PROFESSIONAL APPOINTMENTS –**

Chairman Lodato indicated that the Borough received one proposal for Board Attorney, two proposals for Board Engineer and one proposal for Board Planner. He stated that a summary of said proposals had been circulated to the Board in December.

*Chairman Lodato offered a motion to appoint Dennis Collins, Esq. of Collins, Vella & Casello as Board Attorney; the motion was seconded by Mr. Mirarchi.*

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

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Chairman Lodato indicated that the Borough Council appointed T&M Associates as the Borough's Engineer firm, and the Planning Board usually follows suit.

*Chairman Lodato offered a motion to appoint T&M Associates as Board Engineer; the motion was seconded by Mr. Mirarchi.*

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

Chairman Lodato indicated that the Borough Council appointed Leon S. Avakian Inc. as the Borough's Planning firm, and again the Planning Board usually follows suit.

*Chairman Lodato offered a motion to appoint Leon S. Avakian Inc as Board Planner, the motion was seconded by Mr. Natter.*

**Roll Call:**

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

**NAYS:** None

**ABSENT:** None

**INELIGIBLE:** None

**CITIZENS SERVICE ACT COMPLIANCE-** No absentees

**PROFESSIONAL REPORTS –** None

**NEW BUSINESS-** None

**OPEN PUBLIC DISCUSSION-**

Chairman Lodato asked if there were any public present that would like to address the board. Hearing none, the public discussion was closed.

**EXECUTIVE SESSION-** Not needed

**ADJOURNMENT-** Chairman Lodato indicated that the next Planning Board meeting is January 27, 2021 and will be held in hybrid format at Borough Hall with a WebEx component.

Chairman Lodato asked for a motion to adjourn.

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*Councilman Nesci offered a motion to adjourn at 7:49 P.M. The motion was seconded by Mr. Clayton. All voted in favor.*

Respectfully Submitted,

  
Trish Sena  
Board Secretary

**Approved at a meeting held on: May 26, 2021**