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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
FEBRUARY 10, 2021

Vice Chairman Clayton called the meeting to order at 7:00 P.M.

Vice Chairman Clayton 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: Vice Chairman Clayton, Mr. Baldwin, Mr. Romanov, Mr. Mirarchi, Mr. Natter, Mr. Markoff, Mr. Wallace, Ms. Hamilton
Absent: Chairman Lodato, Councilman Nesci, Ms. Brown
Others: Matthew Kalwinsky, Esq., In for 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-

Mr. Kalwinsky 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.

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

CITIZENS SERVICE ACT COMPLIANCE- Vice Chairman Clayton indicated that Chairman Lodato, Councilman Nesci, and Ms. Brown 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- None

NEW BUSINESS-

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Vice-Chairman Clayton announced that PB2019-06 Christopher Glasser has requested not to proceed this evening and has asked that the Board adjourn the Application until the March 24, 2021, meeting at 7:00 P.M. without further notice. He advised that the Christopher Glasser application was noticed for the original start time of 7:30 PM. This announcement will be made again at 7:30 PM.

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

PB2020-12 W&M Associates, LLC 1251 Jumping Brook Road: Block 128.03 Lot 47, Preliminary and Final Major Site Plan- *CARRIED FROM JANUARY 27, 2021*

Mr. Kalwinsky stated this application was previously heard at the January 27, 2021 meeting and has been carried without the requirements of re-notice or re-publication.

Vice-Chairman Clayton advised that the witnesses concluded their testimony at the previous meeting and the Board was preparing to open public comment. He asked if the Applicant has any further testimony?

Mr. Pape indicated that there was concern raised at the previous meeting regarding a pedestrian crosswalk. He asked Mr. Neff to give a brief explanation of what was discussed between the Applicant and the Board Professionals.

Mr. Neff explained that the original Traffic Memo submitted by the Police Department inquired if a crosswalk across Jumping Brook Road from the site was necessary. After discussion with the Applicant, they found that this is not a prudent location to put a crosswalk. Mr. Neff explained that Ms. Beahm spoke with Neptune's Engineer who agreed that if a crosswalk were to be considered it would require significant improvements.

Vice-Chairman Clayton asked the Board if they had any further questions before opening the public discussion?

Attorney Kalwinsky advised that everyone who was previously sworn in at the January 27th meeting, are still under oath. If members of the public wish to make a comment, they must be visible on camera and must provide their name and address before giving testimony.

Mr. Mirarchi offered a motion to open the Public Discussion, the motion was seconded by Mr. Wallace. All present voted in favor.

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Vice Chairman Clayton asked if any one here in person wish to give comments?

Mike Sullivan, 1961 Jumping Brook Road: Mr. Sullivan discussed the increase in traffic on Jumping Brook Road in relation to the Walmart, Home Depot, Outlet Mall, etc. He explained that during the holiday season he is unable to make a left turn out of his driveway due to traffic. He is concerned about the increase in traffic with the addition of these delivery vans. Mr. Sullivan voiced his concerns with the Traffic Analysis Report.

Lauren Williams, 72 Marsha Drive, Neptune: Ms. Williams voiced her concerns with a warehouse facility being so close to Walmart and the Outlet Mall. She explained that a facility like this will not only impact Tinton Falls it will impact Neptune as well.

Mike Sullivan, 1961 Jumping Brook Road: Mr. Sullivan noted that although this property is zoned Industrial Office Park, it is surrounded by residential properties.

David Zahka, 1200 Jumping Brook Road (via WebEx): Mr. Zahka inquired if the Applicant has considered eliminating Driveway #1 across from the Walmart driveway and only using the two existing driveways on site? Mr. Burrow stated that they are keeping this driveway to allow for delivery van drivers to have a direct access route to the van parking lot. He noted that the placement of this driveway is in compliance with the Ordinance and does not require a Variance.

Nancy Uddin, 2001 Jumping Brook Road (via WebEx): Ms. Uddin voiced her concerns with the increase in traffic and the speeding that occurs on Jumping Brook Road. She asked the Borough to consider installing speed bumps as a safety measure. Mr. Neff explained that an improvement such as speed bumps cannot be done by Tinton Falls alone because the road is shared with Neptune Township. Such improvements would have to be approved by both towns. He explained the various issues associated with speed bumps and why Tinton Falls does not typically approve them. Ms. Uddin asked if there are other resources to control the speed? Mr. Neff stated that he can certainly address the issue with the Police Department.

Mike Sullivan, 1961 Jumping Brook Road: Mr. Sullivan inquired if a weight limit on Jumping Brook Road was considered? Mr. Neff explained that you can only put a weight limit if there is a structural issue with the road where the road cannot support a certain weight.

Attorney Kalwinsky announced that the Christopher Glasser Minor Subdivision application has been carried to March 24, 2021 at 7:00 PM.

Lauren Williams, 72 Marsha Drive, Neptune: Ms. Williams inquired about the traffic study and asked if it was conducted before or during the COVID-19 pandemic. Mr. Disario stated that with respect to the baseline traffic counts in the traffic study were collected in September 2019 pre-pandemic.

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Hearing no further comment, Vice-Chairman Clayton asked for a motion to close the Public Discussion.

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

Vice-Chairman Clayton asked the Board if they had any further questions or comments?

Mr. Baldwin voiced his concerns with the speed on Jumping Brook Road. He suggested the police increase their presence on this road to deter speeders.

Ms. Hamilton inquired about the process in which the Board approves waivers and variances. Mr. Neff & Mr. Kalwinsky provided clarification.

Board Members echoed the comments of Mr. Baldwin suggesting the police increase their presence on Jumping Brook Road to control the speed.

Attorney Pape concluded the presentation this evening by giving a brief summation of the application. He stated that the owner of the property, Mr. William Sitar obtained approval from the Zoning Board nearly 30 years ago to develop this property. The Applicant has worked closely with the Board Professionals for nearly nine months to ensure all comments and concerns were addressed prior to the hearing.

Vice-Chairman Clayton asked the Board Professionals if they have any further comments?

Mr. Neff stated that this is a permitted use of the Zone, the Applicant has made various plan revisions and he is comfortable with the application in front of the Board.

Ms. Beahm echoed the comments of Mr. Neff.

Vice-Chairman Clayton asked for a motion.

Mr. Mirarchi offered a motion to approve PB2020-12 W&M Associates, LLC with the conditions outlined by Attorney Kalwinsky. The motion was seconded by Mr. Markoff

Roll Call:

AYES: Mr. Mirarchi, Mr. Markoff, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Natter, Mr. Wallace, Ms. Hamilton

NAYES: None

ABSENT: Chairman Lodato, Councilman Nesci, Ms. Brown

INELIGIBLE: None

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PUBLIC DISCUSSION-

Hearing no comment, Vice-Chairman Clayton asked for a motion to close the public discussion. Mr. Romanov offered a motion to close the public discussion seconded by Mr. Natter, all present voted in favor

EXECUTIVE SESSION-None

ADJOURMENT:

Mr. Romanov offered a motion to adjourn at 8:00 PM, seconded by Mr. Natter. All present voted in favor.

Respectfully submitted,



Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: June 23, 2021