

BOROUGH OF TINTON FALLS  
REGULAR MEETING OF THE PLANNING BOARD  
APRIL 14, 2021

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Chairman Lodato called the meeting to order at 7:00 PM

Chairman 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."

**ROLL CALL:**

**Present:** Chairman Lodato, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton  
**Absent:** Mr. Mirarchi  
**Others:** Dennis Collins, Esq., *Board Attorney*  
Thomas Neff, Board Engineer  
Christine Bell, Board Planner  
Trish Sena, *Board Secretary*

*All present stood for a Salute to the Flag.*

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**PLANNING BOARD BUSINESS-**

**CITIZENS SERVICE ACT COMPLIANCE-** Chairman Lodato indicated that Mr. Mirarchi 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-** Chairman Lodato indicated that the Board has received the minutes of the October 14, 2020, meeting and asked for a motion to approve the minutes as submitted.

*Mr. Clayton offered a motion to approve the minutes of the October 14, 2020, meeting; seconded by Mr. Romanov*

**Roll Call:**

**AYES:** Mr. Clayton, Mr. Romanov, Chairman Lodato, Councilman Nesci, Mr. Baldwin, Mr. Natter, Mr. Markoff, Ms. Brown  
**NAYES:** None  
**ABSENT:** Mr. Mirarchi  
**INELIGIBLE:** Mr. Wallace, Ms. Hamilton

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Chairman Lodato indicated that the Board has received the minutes of the October 28, 2020 meeting and asked for a motion to approve the minutes as submitted.

*Mr. Clayton offered a motion to approve the October 28, 2020, minutes; seconded by Mr. Natter*

**Roll Call:**

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

**NAYES:** None

**ABSENT:** Mr. Mirarchi

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

**RESOLUTIONS-** None

**BOARD DISCUSSION- COVID-19 MEETING PROTOCOLS**

Chairman Lodato indicated that a Board Member has raised concern over in-person attendance and has asked to participate remotely due to COVID-19. Attorney Collins advised that it is the Board's decision as to how they conduct their meetings. However, he stated that he previously explained the Emergency Meeting Regulations as set forth by the State of New Jersey. Discussion ensued amongst the Board as to whether or not they wish to add a remote component to their meetings. Attorney Collins explained that if the Board allows for a remote component, it must be made available to the Board, applicants, and the public. Attorney Collins recommended the motion be to authorize the Borough Staff to implement a remote component for Planning Board Meetings.

*Councilman Nesci offered a motion to allow a Remote Component for Planning Board Meetings; the motion was seconded by Ms. Brown*

**Roll Call:**

**AYES:** Councilman Nesci, Ms. Brown, Ms. Hamilton

**NAYES:** Chairman Lodato, Mr. Clayton, Mr. Baldwin, Mr. Romanov, Mr. Natter, Mr. Markoff, Mr. Wallace

**ABSENT:** Mr. Mirarchi

**INELIGIBLE:** None

**NEW BUSINESS-**

**PB2020-17 Trinity Hall Inc, 101 Corregidor Road, Block 101.02 Lot 2: Amended Preliminary & 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 as to form. The Board has jurisdiction to hear this matter.

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Mr. Michael Herbert, Esq. is the attorney present on behalf of the applicant.  
The following exhibits are entered into the record:

**A-1        *Amended Preliminary & Final Major Site Plan prepared by Patrick B. Lynam, P.E., of Maser Consulting, P.A. dated October 20, 2017, last revised November 6, 2020, consisting of sixteen(16) sheets. Only sheet 3 was updated and submitted for this amended application.***

**A-2        *Aerial Exhibit dated April 14, 2021***

**A-3        *Sheet 3 of A-1 dated October 20, 2017, last revised November 6, 2020.***

Attorney Collins swore in the following witnesses:

Anthony Calvano, PE Site Engineering  
Christine Cofone, P.P.  
Mary Sciarrillo, Head of Trinity Hall School

Mr. Herbert stated that Trinity Hall School is here this evening seeking Amended Preliminary & Final Major Site Plan approval to include a fence along Corregidor Road. The fence would connect to an existing fence along Hope Road and Corregidor Road.

Ms. Sciarrillo gave a brief overview of Trinity Hall, an all-girls school that consists of approximately 308 students from grades 9-12. She discussed the school's COVID-19 regulations and explained that because of the pandemic, the students are utilizing the outdoor space more frequently. The proposed fence would increase security measures at the school. Ms. Sciarrillo briefly described the aesthetics of fence, stating that it will be constructed of aluminum to match Commvault's fence. Due to cost, the Applicant is requesting to construct the fence without the brick pillars.

Referring to exhibit A-2, Mr. Calvano gave a brief overview of the site. The school is situated on a 7.4-acre corner lot and is located in the Borough's Open Space Government Use Zone (OSGU.) Mr. Calvano briefly discussed the previous approvals Trinity Hall received from the Planning Board. The school is located on Fort Monmouth property and is a permitted use.

The applicant is proposing to construct approximately 425 linear feet of black aluminum fence that is 6 feet tall. He explained that because the school is on a corner lot, the fence will be constructed in the front of the property, the applicant is seeking a design waiver for the height of the fence in the front yard. The proposed fence is 6 feet in height whereas a maximum height of 4 feet is required. Mr. Calvano explained that the 6-foot fence is necessary for the overall security of the property.

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Ms. Cofone stated that the applicant is requesting a Variance to allow for a 6-foot-high fence in the front yard of Trinity Hall. She discussed both the C-1 and C-2 criteria, stating there is no substantial detriment to the Zoning Plan.

Mr. Neff explained that the brick pillars were just a recommendation and not a requirement. He stated that the applicant is requesting a design waiver because it is under the FMERA Land Use Regulations.

Discussion ensued regarding the FMERA Land Use Regulations.

Chairman Lodato opened the public session. Hearing no comment, the public session is closed.

*Mr. Clayton offered a motion to grant Amended Preliminary & Final Major Site Plan approval to Trinity Hall, Inc. The motion was seconded by Mr. Natter.*

**Roll Call:**

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

**NAYES:** None

**ABSENT:** Mr. Mirarchi

**INELIGIBLE:** Ms. Hamilton

**PB2019-06 Christopher Glasser, 3545 Shafto Road: Block 148 Lot 5.01 Minor Subdivision**

Attorney Collins stated for the record that the notice to adjourning property owners and affidavit of publication have been reviewed and are in order as to form. The Board has jurisdiction to hear this matter.

Mr. David Boesch, LLA is Mr. Glasser's Engineer who will be representing him this evening.

The following exhibits are entered into the record:

**A-1** *Plans entitled "Preliminary & Final Site Plan for 3545 Shafto Road" prepared by David H. Boesch, LLA and Matthew R. Dubois P.E. of Nelson Engineering Associates, Inc., dated March 12, 2019, last revised August 26, 2020, consisting of nine (9) sheets.*

**A-2** *Colored rendering of subdivision plan*

**A-3** *Final Map- Major Subdivision prepared by Robert H. Morris, P.L.S. of Nelson Engineering Associates, Inc. dated March 12, 2019, last revised August 26, 2020, consisting of one (1) sheet.*

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Attorney Collins swore-in the following witnesses:

David Boesch, L.L.A., Nelson Engineering

Attorney Collins noted for the record that this application is a fully conforming subdivision with no variances, therefore the Board is required to approve it.

Mr. Boesch explained that Mr. Glasser was previously before the Planning Board with a subdivision plan proposing three lots. Mr. Glasser is back this evening with a fully conforming subdivision proposing two lots. Mr. Boesch briefly discussed the site layout of the two lots. Proposed lot 5.011 is 95,340 square feet and proposed lot 5.012 is 96,168 square feet. Mr. Glasser is seeking Minor Subdivision Approval to develop the property consistent with the Zone and surrounding development.

Mr. Boesch stated that the Applicant will comply with all items outlined in Mr. Neff's Engineering review. In regard to sidewalks, Mr. Boesch explained that currently there are no sidewalks in this section of Shafto Road. Mr. Boesch asked the Board if they would prefer Mr. Glasser to install sidewalks on site, or contribute to the Borough's Sidewalk Fund?

Mr. Neff stated that given there is no sidewalk in this area of Shafto Road, he has no objection to Mr. Glasser contributing to the Borough's Sidewalk Fund.

Mr. Boesch stated that each lot will contain a two-car garage and a driveway that can fit three additional vehicles for a total of five parking spaces per lot.

Mr. Boesch briefly discussed the utilities, landscaping, and lighting on both lots.

Mr. Boesch stated that Mr. Glasser will be perfecting the subdivision by filing by final map.

Attorney Collins stated that the final map must include the Zoning Schedule at the time the application was submitted, as well as the current Zoning Schedule.

Chairman Lodato opened the public session. Hearing no comment, the public session is closed.

*Mr. Baldwin offered a motion to grant Minor Subdivision Approval to Christopher Glasser. The motion was seconded by Mr. Clayton.*

**Roll Call:**

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

**NAYES:** None

**ABSENT:** Mr. Mirarchi

**INELIGIBLE:** Ms. Hamilton

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**PUBLIC DISCUSSION-**

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

**EXECUTIVE SESSION-None**

**ADJOURMENT:**

*Mr. Clayton offered a motion to adjourn at 8:35 PM, seconded by Mr. Romanov. All present voted in favor.*

Respectfully submitted,

  
Trish Sena  
Planning Board Secretary

**APPROVED AT A MEETING HELD ON: August 11, 2021**