

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 11, 2021

1

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. Mirarchi, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace, Ms. Hamilton

Absent: None

Others: Dennis Collins, Esq., *Board Attorney*
Thomas Neff, Board Engineer
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 there are no absences this evening.

PROFESSIONAL REPORTS— None

APPROVAL OF MINUTES- Chairman Lodato indicated that the Board has received the minutes of the April 14, 2021, meeting and asked for a motion to approve the minutes as submitted.

Mr. Baldwin offered a motion to approve the minutes of the April 14, 2021, meeting; seconded by Councilman Nesci.

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: Mr. Mirarchi

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 11, 2021

Chairman Lodato indicated that the Board has received the minutes of the May 26, 2021, meeting and asked for a motion to approve the minutes as submitted.

Mr. Natter offered a motion to approve the May 26, 2021, minutes; seconded by Mr. Clayton.

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: Councilman Nesci, Ms. Brown

RESOLUTIONS-

PB2021-03 Resolution Granting Minor Subdivision Approval with Variances and Submission Waivers to Bertram Riley, Jr., and Samantha Riley, 531 Tinton Avenue, Block 54, Lots 6 & 8

Chairman Lodato asked if the Board has any questions? Hearing none, he asked for a motion.

Councilman Nesci offered a motion to memorialize a Resolution Granting Minor Subdivision Approval to Bertram & Samantha Riley. The motion was seconded by Mr. Romanov.

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: Mr. Baldwin, Mr. Markoff, Ms. Brown, Mr. Wallace

NEW BUSINESS-

**PB2021-01 Tinton Falls Board of Education Sign Replacement Capital Review
Tinton Falls Middle School, Swimming River Elementary School.**

Attorney Collins noted for the record that with this application, the Board will be conducting a Section-31 Review. A Capital Review application is when a public body wants to expend capital funds, the law requires them to advise the Planning Board of their intentions. He explained that the Planning Board has no authority to approve or deny the application, however, they can provide suggestions or recommendations.

Ms. Catherine Kim, Esq. introduced herself as the attorney on behalf of the Tinton Falls Board of Education. She stated that the Board of Education is here this evening for a Section-31 Review for the replacement of two signs, one at the Tinton Falls Middle School and one at Swimming River Elementary School. The signs will be replaced with LED electronic signs and will be erected in the same location as the current signs. She stated that the size of the signs will be uniform throughout

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 11, 2021

the Tinton Fall schools. She indicated that they provided the Mr. Neff with the site layout to show that the signs will be placed in the same location.

Ms. Kim provided a color rendering of the proposed signs. The color renderings illustrate the size and designs of each sign. Each sign will display the appropriate school logo.

Vin Daniels, Tinton Falls Board of Education Business Administrator stated that the proposed signs are similar to the sign that is found at the Mahala F. Atchison school.

Mr. Neff stated that he has no objections to the proposed signs and their locations.

Mr. Clayton inquired if either sign would block any sight traffic? Mr. Daniels stated that they will not block any traffic as they will be placed in the same location as the existing signs.

Chairman Lodato offered a motion to grant a Section-31 Review in which the Board has no recommendations or comments to the Tinton Falls Board of Education, the motion was seconded by Mr. Mirarchi.

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: None

PB2021-09: Monmouth-Ocean Educational Services Commission, 100 Tornillo Way, Block 116 lot 1 Capital Review for Signage

Attorney Collins noted for the record that with this application, the Board will be conducting a Section-31 Review. A Capital Review application is when a public body wants to expend capital funds, the law requires them to advise the Planning Board of their intentions. He explained that the Planning Board has no authority to approve or deny the application, however, they can provide suggestions or recommendations.

Ms. Amanda Curley, Esq. introduced herself as the attorney on behalf of MOESC School. The Applicant is seeking to replace an existing sign with an LED sign. She indicated that the sign will be relatively similar to the existing sign.

Mr. Andrew French, P.E. stated that there is an existing monument sign located at 100 Tornillo Way. He indicated that the proposed sign will be placed in the same location as the existing sign, therefore not changing any setbacks. He stated that the existing sign is 43 square feet, and the proposed sign will be 36 square feet. The height of the existing sign is 7.8 feet whereas the height of the proposed sign is 7.5 feet.

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 11, 2021

Mr. Neff stated that he has no objections to the proposed sign and its location.

Mr. Baldwin offered a motion to grant a Section-31 Review in which the Board has no recommendations or comments to the Monmouth-Ocean Educational Services Commission, the motion was seconded by Mr. Mirarchi.

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: None

PB2021-10: Monmouth Regional High School , One Norman J. Field Way Capital Review for Flagpoles

Attorney Collins noted for the record that with this application, the Board will be conducting a Section-31 Review. A Capital Review application is when a public body wants to expend capital funds, the law requires them to advise the Planning Board of their intentions. He explained that the Planning Board has no authority to approve or deny the application, however, they can provide suggestions or recommendations.

Mr. Ted Hopkins introduced himself as the Architect for the project. He explained that Monmouth Regional High School is proposing four additional flagpoles adjacent to the existing 40-foot flagpole. The proposed flagpoles will be 30 feet tall.

Chairman Lodato inquired about the types of flags that would be flown on the proposed flagpoles? Mr. Hopkins stated that it will be the New Jersey State flag, Monmouth Regional High School flag, POW, MIA flag and a seasonal flag.

Mr. Neff stated that the flagpoles do comply with the non-residential zone.

Mr. Baldwin thanked the Applicant for flying a POW/MIA flag to recognize those who have served our country.

Mr. Mirarchi offered a motion to grant a Section-31 review in which the Board has no recommendations or comments to the Monmouth-Ocean Educational Services Commission, the motion was seconded by Mr. Clayton.

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 11, 2021

Roll Call:

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

NAYES: None

ABSENT: None

INELIGIBLE: None

PUBLIC DISCUSSION-

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

EXECUTIVE SESSION-None

ADJOURMENT:

Ms. Hamilton offered a motion to adjourn at 7:20 PM, seconded by Mr. Mirarchi. All present voted in favor.

Respectfully submitted,


Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: DECEMBER 8, 2021