

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

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: Councilman Nesci, Mr. Clayton, Mr. Baldwin, Mr. Natter, Mr. Markoff, Ms. Brown, Mr. Wallace

Absent: Chairman Lodato, Mr. Romanov, Mr. Mirarchi, Mr. Holobowski

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- Vice-Chairman Clayton indicated that Chairman Lodato, Mr. Romanov, Mr. Mirarchi and Mr. Holobowski are absent this evening 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

CONTINUED BUSINESS-

PB2021-06 Stavola Realty Company: 157 Hamilton Road & 1810 Wayside Road. Block 109, Lots, 12.01, 13.01, 15, 16, 18-24, & 29.02. Preliminary & Final Major Subdivision & Preliminary & Final Major Site Plan

Attorney Collins noted for the record that Stavola Realty Company has requested to carry PB2021-06 to the December 8, 2021, meeting at 7:00 PM without any further notice or publication.

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NEW BUSINESS-

Master Plan Consistency Review: Ordinance 2021-1480

An Ordinance Amending Section 40 Section 4 of the Borough Code Entitled "Definitions" and Creating Two New Sections of the Borough Code, Chapter 40 Section 37 (B) (22) Entitled "Cannabis Facilities" and Chapter 5-7 Entitled "Cannabis Licensing and Taxation," to Authorize the Issuance of Certain Cannabis Licenses Within the Borough of Tinton Falls.

Attorney Collins advised that the Borough Council has asked the Planning Board to conduct a Section-26 Review for Ordinance 2021-1480.

Attorney Collins reminded the Board that they previously conducted a Section-26 Review on an Ordinance opting out of cannabis in Tinton Falls otherwise, the State Regulations would automatically go into effect. He explained that the Borough Council created a Cannabis Sub-Committee in accordance with the Borough Attorney and Borough Planner.

Ms. Beahm has prepared a memorandum to the Board stating that Ordinance 2021-1480 is not inconsistent with the Borough of Tinton Falls Master Plan. She explained that among the key goals within the Borough of Tinton Falls Master Plan Reexamination Report, recommends that the Borough "Promote continued growth and development of the Borough's economic base." Therefore, Ordinance 2021-1480 is consistent with the Master Plan.

Attorney Collins explained that the Board must offer a Section-26 Review, as the Public Hearing on this Ordinance is scheduled for the December 7, 2021, Council Meeting.

Mr. Natter asked Mr. Collins to explain what occurs at the public hearing for this Ordinance? Attorney Collins explained that members of the public would have the opportunity to ask questions and make statements or comments in regard to the Ordinance.

Attorney Collins asked if the Board has any questions? Hearing none he asked for a motion to provide a Section-26 report to Council finding Ordinance 2021-1480 not inconsistent with the Master Plan.

Mr. Baldwin offered a motion finding Ordinance 2021-1470 not inconsistent with the Master Plan, the motion was seconded by Mr. Natter.

Roll Call:

AYES: Mr. Baldwin, Mr. Natter, Mr. Clayton, Mr. Markoff, Mr. Wallace

NAYES: None

ABSENT: Chairman Lodato, Mr. Romanov, Mr. Mirarchi, Mr. Holobowski

INELIGIBLE: None

ABSTAIN: Councilman Nesci, Ms. Brown

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PUBLIC DISCUSSION-

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

EXECUTIVE SESSION-None

ADJOURNMENT:

Mr. Markoff offered a motion to adjourn at 7:11 PM, seconded by Councilman Nesci. All present voted in favor.

Respectfully submitted,



Trish Sena
Planning Board Secretary

APPROVED AT A MEETING HELD ON: February 23, 2022