

*If you have any questions regarding this agenda, please contact the Board Secretary at 732-542-3400 x215 or [planningboard@tintonfalls.com](mailto:planningboard@tintonfalls.com)*



Borough of Tinton Falls  
Board Meeting-Courtroom  
556 Tinton Avenue  
Tinton Falls, NJ 07724

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AGENDA  
PLANNING BOARD  
PLANNING BOARD MEETING  
JANUARY 25, 2023  
7:00 P.M.

**CALL TO ORDER**

Statement of Compliance with Open Public Meetings Act

**ROLL CALL**

**SALUTE TO FLAG**

**PLANNING BOARD BUSINESS**

Citizen Service Act Compliance

Professional Reports

Approval of Minutes -

**RESOLUTIONS**

**NEW BUSINESS**

1. PB2022-14  
Ranney School Entrance Renovations  
Ranney School, Inc.  
235 Hope Road  
Block 28.01/29, Lot 1.01/1.01  
Minor Site Plan & Bulk Variances

**CONTINUING BUSINESS**

**OPEN PUBLIC DISCUSSION**

**EXECUTIVE SESSION**

**ADJOURNMENT**



TFPB-R4001

November 2, 2022  
*Via Email (tsena@tintonfalls.com)*

Frank Lodato, Chairman  
c/o Ms. Trish Sena, Secretary  
Borough of Tinton Falls Planning Board  
556 Tinton Avenue  
Tinton Falls, NJ 07724

**Re: Ranney School Entrance Renovations  
Ranney School, Inc.  
235 Hope Road  
Block 28.01/29, Lot 1.01/1.01  
Minor Site Plan & Bulk Variances  
Completeness & First Engineering Review  
PB 2022-14**

Dear Chairman Lodato and Board Members:

As requested, our office has reviewed the following submittals for the above referenced property:

- Site Plans entitled ‘Minor Site Plan for Ranney School Main Entrance’ prepared by Joshua C. Hanrahan, P.E., of Hammer Land Engineering, dated August 1, 2022, consisting of two (2) sheets.
- Architectural Plans entitled ‘Campus Entry Renovations’ prepared by Centerbrook Architects and Planners, LLP, dated August 1, 2022, consisting of two (2) sheets.
- Survey entitled “Topographical Survey” prepared by James J. Heiser, P.L.S., of DPK Consulting, dated June 29, 2022, consisting of one (1) sheet.
- Tinton Falls Planning Board Development Application.

Based on our review of the submitted documents and a recent site visit, we offer the following comments for the Board’s consideration:

**A. Project Description**

The 51.92 acre site is located in the RA (Residential Agriculture) Zone of the Borough with frontage along Hope Road. The area in question is currently utilized as the site’s main entrance and existing guard house. With this application, the applicant seeks minor site plan and bulk variance approval for the construction of a new guard house, new pavilion drop-off area, new ground mounted entry signs and the relocation of site fencing.



Le: Borough of Tinton Falls Planning Board  
Attn: Ms. Trish Sena, Secretary

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PB 2022-14

**B. Fees**

The fees established through the Borough Development Application Fee Schedule as related to the subject application are as follows:

	<u>Administrative Fee</u>	<u>Escrow/Professional Fee</u>
Minor Site Plan	\$500.00	\$3,500.00
Waiver	\$0 (No Fee)	\$500.00
Bulk 'C' Variance	\$500.00	\$1,000.00
G.I.S. Fee	\$121.00	\$0 (No Fee)
Fire Prevention	\$100.00	\$0 (No Fee)
Publication Fee	<u>\$30.00</u>	<u>\$0 (No Fee)</u>
Total Fees	\$1,251.00	\$5,000.00

The applicant has posted \$500.00 in administrative fees and \$3,500.00 in escrow fees. The applicant shall post the remaining \$751.00 in administrative fees and \$1,500.00 in escrow fees prior to any Board hearing.

**C. Technical Completeness Review**

1. The applicant has requested various submission waivers. Based on our review of the submitted materials, we have no objection to these waivers. I therefore recommend the application be considered **complete** from an engineering standpoint and scheduled for the next available Planning Board meeting.

**D. Required Variances & Design Waivers**

1. The following bulk 'c' variances are required:
  - a. Section 40-33.C.1 of the Ordinance states that no accessory building or structure shall exceed 15 feet or one story in height, whereas the applicant is proposing two accessory buildings at 15.17' each.



**Le:** Borough of Tinton Falls Planning Board  
Attn: Ms. Trish Sena, Secretary

**Re:** Ranney School Entrance Renovations  
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Completeness & First Engineering Review  
PB 2022-14

- b. Section 40-33.C.2 of the Ordinance states that no accessory building or structure shall be permitted in any front yard, whereas the applicant is proposing two accessory buildings in the front yard along Hope Road.
  - c. Section 40-33.C.6 of the Ordinance states that up to two accessory buildings or structures are permitted on a lot, whereas the applicant is proposing to replace an existing building and construct a new one. We note that the campus has several principal and accessory buildings and/or structures on the subject tract.
  - d. Section 40-33.D.5.j of the Ordinance states that walls in the front yard shall not exceed 2.0 feet in height, whereas the proposed wall in the front yard will have a height of 4.3 feet.
  - e. Section 40-34.M.2.b of the Ordinance indicates that Schools are permitted one freestanding or ground sign for each street frontage not to exceed eight square feet in size and four feet in height, whereas the applicant is proposing two ground signs 4.3 feet tall measuring 104 square feet each. It also appears that the existing Ranney School Message Board sign is proposed to remain, so there are a total of three signs, whereas one is permitted.
2. The applicant shall revise the cover sheet to reflect the variances indicated above.

**E. On-site Improvements**

1. As it is currently shown on the site plan, the applicant is not proposing any new landscaping as part of this application. However, the entrance rendering provided on the architectural plans depicts landscaping treatments extending around the proposed ground signs. The applicant shall clarify if landscaping is proposed at this time and revise all related project documents accordingly.
2. Section 40-26.M.3.f of the Ordinance states that routine maintenance of shade trees shall be the responsibility of the property owner.
3. Section 40-26.M.4 of the Ordinance states that any landscaping which dies within 2 years of planting, for any reason, shall be replaced by the developer(s) or by the current owner at their sole expense. A note shall be added to the plans if landscaping is provided.



**Le:** Borough of Tinton Falls Planning Board  
Attn: Ms. Trish Sena, Secretary

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4. We defer to the Borough Shade Tree Commission for additional review and comments.
5. The applicant shall confirm if any lighting is proposed with the ground signage. The applicant shall be aware, Section 40-26.N.1.c.1 of the Ordinance states that all outdoor lighting during non-operating hours of the business on site not necessary for safety or security purposes shall be reduced, active by motion-sensor devices, or turned off.

**F. Miscellaneous**

1. The Zoning Analysis chart on the Minor Site Plan indicates that the proposed signs will be less than 50 square feet, whereas 104 square feet is proposed. The chart should be updated accordingly.
2. The Zoning Information on the Architectural Plans references an old version of the Borough's Land Use Ordinance with outdated requirements. The notes should be updated to reflect the most current version of the Ordinance and its requirements.
3. The applicant shall confirm that no outside agency approvals are required for the proposed improvements.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E., C.F.M.  
TINTON FALLS PLANNING BOARD ENGINEER

TPN:TJL:

cc: Jennifer Beahm, P.P., Board Planner  
Dennis Collins, Esq., Board Attorney  
Ranney School, Inc., Applicant (clandosky@ranneyschool.org)  
Joshua Hanrahan, P.E., Applicant's Engineer (josh@hammerengineering.com)  
Jennifer Krimko, Esq., Applicant's Attorney (jsk@ansellgrimm.com)

December 1, 2022

Trish Sena  
Planning Board Secretary  
556 Tinton Avenue  
Tinton Falls, NJ 07724

**Re:   Ranney School, Inc.  
      235 Hope Road  
      Block 28.01 and 29, Lot 1.01  
      Minor Site Plan  
      Planning Review  
      Our File: TFPB 22-11**

Dear Ms. Sena:

Our office received and reviewed additional materials that were submitted in support of an application for minor site plan for the above referenced project. The following documents were reviewed:

- Tinton Falls Planning Board Development Application and Checklist received September 14, 2022.
- Submittal Letter prepared by Jennifer S. Krimko, Esq. of Answell Grimm & Aaron PC, dated September 12, 2022.
- Stormwater Management Narrative prepared by Joshua C. Hanrahan, PE of Hammer Land Engineering LLC, dated August 18, 2022.
- Prior Planning Board Resolution granting preliminary and final major site plan approval, Case No. 2006-10, approved March 28, 2007.
- Prior Planning Board Resolution granting preliminary and final site plan approval with submission waivers, Case No. PB 2020-08, approved September 23, 2020.
- Architectural Plans consisting of two (2) sheets prepared by Centerbrook Architects and Planners, LLP, dated August 1, 2022.
- Partial Boundary and Topographic Survey consisting of one (1) sheet prepared by James J. Heiser, PLS of DPK Consulting, LLC, dated June 29, 2022.
- Minor Site Plan for Ranney School Main Entrance consisting of two (2) sheets prepared by Joshua C. Hanrahan, PE of Hammer Land Engineering LLC, dated August 1, 2022.

## 1. Site Analysis and Project Description

The subject property consists of Block 28.01, Lot 1.01 and Block 29, Lot 1.01, a 51.92-acre (2,261,635 sq. ft.) site located east of the Garden State Parkway along Hope Road in the RA Residential Agricultural Zone District. Residential uses are located to the north, east and south, and school property and residential uses are located to the west across Hope Road. The site is currently developed with several buildings, parking areas, sidewalks, drive aisles, and athletic fields that make up the Ranney School. The site also contains four (4) access driveways to Hope Road.

The site previously received preliminary and final major site plan approval in 2006 for the replacement/addition of school facilities, a multipurpose room, building connections, relocation of recreation facilities, and ingress/egress parking enhancements. The site also received preliminary and final site plan approval in 2020 to construct a 61,873 sq. ft. synthetic turf field.

The applicant is now seeking minor site plan approval to replace the existing guard house, construct a new pavilion for drop off/pick up, relocate fencing, and to add new ground monument entry signs at the entrance along Hope Road.

## 2. Zoning Requirements

### A. *Accessory Structures and Uses*

1. The maximum height permitted for accessory buildings or structures is 15 feet. The applicant is proposing two (2) accessory structures, the guardhouse and pickup pavilion, each at 15.16 ft. height. **Variances are required.**
2. As per §40-33B.4, no accessory building or structure shall be located closer to a right-of-way line than the principal building, whereas the proposed guard house and pickup pavilion are located in front of the principal building. **A variance is required.**
3. As per §40-33B.5, up to two (2) accessory buildings are permitted on a lot, whereas multiple accessory buildings are existing, and one (1) accessory building is proposed to be replaced, and one (1) new accessory building is proposed. **A variance is required.**
4. As per §40-33D.5.j, walls in the front yard shall not exceed two feet in height and shall be set back at least 10 feet from the edge of the front property line, whereas the proposed walls are 4.3 feet in height. **A variance is required.**
5. As per §40-33D.5.i, fences in the front yard shall not exceed four feet in height, and shall be set back at least 10 feet from the edge of the front property line, whereas the existing fence is within 10 ft. of the property line. **This is an existing non-conformity.**

### B. *Signs and Flag Poles*

1. As per §40-34M.2.b, one freestanding or ground sign permitted for each street frontage not to exceed eight square feet in size and four feet in height. The minimum setback shall be 1/2 of the front yard setback. Illumination shall be permitted. The applicant is

proposing two (2) 104 sq. ft.) ground signs along the Hope Road frontage, as well as the existing Ranney School Message Board sign, for a total of three (3) signs, whereas one (1) is permitted. **A variance is needed.**

2. As per §40-34M.2.b , a freestanding or ground sign shall not exceed eight square feet in size and four feet in height. The Zoning Analysis Chart on the Site Plan indicates that the proposed signs will be less than 50 sq. ft., whereas the proposed signs are 104 sq. ft. in size and 4.3 ft. in height. **The applicant should confirm the proposed signage areas. A variance is needed for the size and height of the proposed signs.**

### 3. **Required Proofs for Variance Relief**

#### ***A. C Variances***

A number of “c” variances are required. There are two types of c variances with different required proofs.

- 1) Boards may grant a c(1) variance upon proof that a particular property faces hardship due to the shape, topography, or extraordinary and exceptional situation uniquely affecting the specific property.
- 2) Boards may grant a c(2) variance based upon findings that the purposes of zoning enumerated in the MLUL are advanced by the deviation from the ordinance, with the benefits of departing from the standards in the ordinance substantially outweighing any detriment to the public good. The Supreme Court’s ruling in Kaufmann v. Planning Board for Warren Township provides additional guidance on c(2) variances, stating that “the grant of approval must actually benefit the community in that it represents a better zoning alternative for the property. The focus of the c(2) case, then, will be...the characteristics of the land that present an opportunity for improved zoning and planning that will benefit the community.”
- 3) C variances must also show consistency with the negative criteria as well.

### 4. **Additional Comments**

- A. The Applicant should provide testimony on all required variances and clarify all points where additional information is needed.
- B. The applicant should update the site plan and architectural plans to indicate the height of the proposed accessory buildings and structures.
- C. Part of the zoning table and list of variances reference requirements for nonresidential zones. Given that the site is located in the RA Residential Agricultural Zone District, the applicant should update the zoning chart to reference the requirements for residential zones.



- D.** The applicant should revise the zoning table to indicate the existing and proposed setback requirements for all buildings and structures part of this application.
- E.** The applicant should indicate if additional lighting, landscaping, and other site improvements are proposed.

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant. Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer C. Beahm, P.P.  
Board Planner

JCB:clb:ier

cc: Thomas Neff, P.E., P.P., C.M.E., Board Engineer  
Dennis Collins, Esq., Board Attorney  
Joshua C. Hanrahan, PE, Applicant's Engineer  
Jennifer S. Krimko, Esq., Applicant's Attorney