

BOROUGH OF TINTON FALLS  
REGULAR MEETING OF THE PLANNING BOARD  
JANUARY 25, 2023

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 Frank Lodato, Councilman Nesci, Robert Clayton, Gary Baldwin, Joel Natter, William Holobowski, Robert McCoy

**Absent:** Daniel Romanov, Joseph Mirarchi, Bob Markoff, Richard Wallace

**Others:** Matthew Kalwinsky, Esq., *Board Attorney for Dennis Collins, Esq.*  
Thomas Neff, *Board Engineer*  
Christine Bell, *Board Planner*  
Trish Zibrin, *Board Secretary*

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

**PLANNING BOARD BUSINESS-**

**CITIZENS SERVICE ACT COMPLIANCE-** Chairman Lodato indicated that Mr. Romanov, Mr. Mirarchi, Mr. Markoff, and Mr. Wallace 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**

Chairman Lodato briefly addressed the Board and discussed his thoughts on Board Members voting no on applications. He asked that going forward, if one decides to vote no on any application, that they explain their reasoning on record. Mr. Clayton added that if the Board is considering voting in favor of denying an application, there should be a discussion amongst the Board before voting.

**APPROVAL OF MINUTES- None**

**RESOLUTIONS-**

**NEW BUSINESS-**

**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**

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Attorney Kalwinsky stated that the Notice of Hearing to adjoining parties and Affidavit of Publication have been received and that the Board has jurisdiction to hear the matter.

Jennifer Krimko, Esq., introduced herself as the Attorney on behalf of the Applicant. Ms. Krimko explained that with this application, Ranney School is proposing to upgrade the entrance on Hope Road by installing decorative walls with signage, as well as replacing the guard house.

Attorney Kalwinsky swore in the following witnesses:

***Josh Hanrahan, P.E.***

The following exhibits are entered into the record:

***A-1 Partial Topographic Survey Prepared by James J. Heiser, P.L.S. of DPK Consulting, dated June 29, 2022.***

***A-2 Site Plan entitled "Minor Site Plan for Ranney School Main Entrance" Proposed by Joshua C. Hanrahan, P.E., of Hammer Land Engineering, Dated August 1, 2022, Consisting of Two (2) Sheets.***

***A-3 Architectural Plans Entitled "Campus Entry Renovations" Prepared by Centerbrook Architects and Planners, LLP, Dated August 1, 2022, Consisting of Two (2) Sheets.***

***A-4 Aerial Photograph of the Site.***

***A-5 Google Earth Shots of Existing Streetscape.***

Mr. Hanrahan placed his credentials on the record and the Board accepted him as an expert witness in the field of Professional Engineering.

Mr. Hanrahan stated that the Applicant is proposing two ground-mounted monument wall signs to provide more of a stately look as vehicles enter the campus, as well as replacing the existing guard house with a new structure in the same location. Across from the guard house will be a pick-up-pavilion for packages and deliveries. An existing sign located on Hope Road will be removed as part of the proposed improvements, as well as the relocation of an existing fence to align with the new signs.

Referencing exhibit A-3, Mr. Hanrahan briefly discussed the architectural design of the proposed wall signs located at the entrance of the site. Both walls will include landscaping and uplighting to illuminate the lettering for "Ranney School."

Ms. Krimko explained that there was a discrepancy between the Applicant's plans and the Board Professional's reports. Mr. Hanrahan clarified that the total square footage of the proposed wall is 104 square feet. Chairman Lodato asked for clarification regarding the proposed radial wall, and Ms. Krimko explained that it curves around the existing fence.

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Regarding the requested variance relief, Ms. Krimko explained that the proposed accessory buildings are 15.16 feet whereas 15 feet permitted. She explained that this is due to the overall function of the roof, the Applicant believes this request is de minimis, as it is set back 182 feet away from Hope Road.

Ms. Krimko explained that the Ordinance states that no accessory structure shall be permitted in the front yard; however, from a functionality standpoint, the guard house must be located in the front yard.

The campus already has several principal and accessory structures, whereas up to two are permitted. Therefore, a variance is required for the proposed guard house. This is due to the fact that school campuses require various structures in order to operate properly.

Ms. Krimko cited the Ordinance which states that the maximum height of walls in a front yard shall not exceed two feet, whereas the Applicant is proposing 4.3 feet. Ms. Krimko explained that if this sign was not located on a "wall" it would be a conforming sign. Mr. Hanrahan explained that the current fence is an existing non-conformity.

A variance is required for the number of signs, the Ordinance permits one freestanding sign, whereas the Applicant is proposing three. It is the Applicant's position that these signs are not for a commercial purpose and the overall intention is to make the site look more attractive.

Ms. Bell stated that she takes no exception to this application, and thinks that what is being proposed is an aesthetically pleasing design to give the site a more campus look.

Mr. Neff inquired if there is any proposed lighting to illuminate the signage? Ms. Krimko confirmed that the Applicant is proposing uplighting. Mr. Neff asked if the lighting would be dimmed or turned off at night? Ms. Krimko indicated that the lighting is typically left on at night because it is uplighting and not bright and will be similar to what is there now.

Chairman Lodato asked if the Board has any questions?

Mr. Clayton inquired about the number of proposed and existing signs, and Mr. Hanrahan explained that there is an existing free standing sign that acts as a message board. Ms. Krimko further explained by distributing a google earth shot of the existing streetscape. This was marked as A-5 in evidence. The photographs show the main entrance to the school, the existing Ranney School sign that will be removed, and the existing placard sign that posts school announcements.

Chairman Lodato asked if any members of the public wish to ask questions or make comments?

**Michael Terzano, 18 Society Hill Way-** Mr. Terzano explained that he is here this evening as a representative of Society Hill Way, Ms. Krimko explained that if he is here on behalf of an entity, he must be represented by an attorney. Mr. Terzano clarified that he is here on behalf of himself as a Tinton Falls resident. He explained that Society Hill abuts the Ranney School and explained that the school gave him an opportunity to review the plans and he takes no exception to what is being proposed. He added that this will be an aesthetically attractive improvement and a positive addition to the community.

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

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

Chairman Lodato explained that the Board usually struggle with signage, however he sees no issues with what is being proposed.

Attorney Kalwinsky outlined the various conditions if the Board were to grant an approval.

Mr. Neff asked if the Applicant will comply with all comments set forth in his review letter, and the Applicant affirmed.

Chairman Lodato asked for a motion.

*Mr. Clayton offered a motion to grant Preliminary and Final Site Plan approval with the conditions set forth by Attorney Kalwinsky to Ranney School, Inc. The motion was seconded by Mr. Natter.*

**Roll Call:**

**AYES:** Mr. Clayton, Mr. Natter, Chairman Lodato, Councilman Nesci, Mr. Baldwin, Mr. Holobowski, Mr. McCoy

**NAYS:** None

**ABSENT:** Mr. Romanov, Mr. Mirarchi, Mr. Markoff, Mr. Wallace

**INELIGIBLE:** None

Chairman Lodato asked if any member of the public would like to speak on any matter not currently pending before the Board. Hearing none, he asked for a motion to close the public discussion.

*Mr. Clayton offered a motion to close the public discussion, the motion was seconded by Mr. Natter. All present voted in favor.*

**EXECUTIVE SESSION-**None

Chairman Lodato noted that the next Planning Board meeting will be held February 8, 2023.

**ADJOURMENT:**

*Mr. Clayton offered a motion to adjourn at 7:29 pm, the motion was seconded by Mr. Natter. All present voted in favor.*

Respectfully submitted,

  
Trish Zibrin  
Planning Board Secretary

**APPROVED AT A MEETING HELD ON:** April 12, 2023