

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
APRIL 12, 2023

Vice-Chairman Clayton called the meeting to order at 7:00 PM

Vice-Chairman Clayton 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: Robert Clayton, Gary Baldwin, Lori Paone, Joel Natter, William Holobowski, Robert McCoy
Absent: Chairman Lodato, Councilman Nesci, Joseph Mirarchi, Robert Markoff, Richard Wallace.
Others: Dennis Collins, Esq.
 Trish Zibrin, *Board Secretary*

All present stood for a Salute to the Flag.

PLANNING BOARD BUSINESS-

CITIZENS SERVICE ACT COMPLIANCE- Vice-Chairman Clayton indicated that Chairman Lodato, Councilman Nesci, Mr. Mirachi, 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

APPROVAL OF MINUTES-

Vice-Chairman Clayton indicated that the Board has received the minutes of the January 25, 2023, Planning Board Meeting, and asked for a motion to approve the minutes as submitted.

Mr. Baldwin offered a motion to approve the January 25, 2023, minutes. The motion was seconded by Mr. Holobowski.

Roll Call:

AYES: Mr. Baldwin, Mr. Holobowski, Mr. Clayton, Mr. Natter, Mr. McCoy

NAYS: None

ABSENT: Chairman Lodato, Councilman Nesci, Mr. Mirachi, Mr. Markoff, Mr. Wallace

INELIGIBLE: Ms. Paone

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RESOLUTIONS-

PB2022-12 Resolution Granting Preliminary & Final Site Plan Approval with Variances, Submission Waivers, and Design Waivers to Books N' Things Warehouse, Inc., 91 Apple Street Block 14.02, Lots 17.05

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

Mr. Natter offered a motion to memorialize a Resolution Granting Preliminary & Final Site Plan Approval to Books N' Things Warehouse, Inc.; the motion was seconded by Ms. Paone.

Roll Call:

AYES: Mr. Natter, Ms. Paone, Mr. Clayton, Mr. Baldwin

NAYS: None

ABSENT: Chairman Lodato, Councilman Nesci, Mr. Mirachi, Mr. Markoff, Mr. Wallace

INELIGIBLE: Mr. Holobowski, Mr. McCoy

NEW BUSINESS-

PB2019-06

Congregation B'Nai Israel, LLC

Block 59, Lot 1

Request for Extension

Attorney Collins explained that this is an application for an extension of approval, noting that approvals do not expire in Tinton Falls, however, protection from zone changes do. The Applicant is seeking a three-year extension for the preexisting use.

Mr. Zager introduced himself as the attorney on behalf of the Applicant. Jeff Becker, Chairman of the Cemetery Committee is present this evening to answer any questions the Board may have.

Mr. Zager explained that Mr. Strauss, Chair of the Committee, passed away shortly after the project was approved. Further, the COVID-19 pandemic further delayed the project. He noted that the overall cost of the project increased substantially. The site has been cleaned up since the project was approved. The Applicant respectfully requests a three-year extension of the approval to complete the project.

Mr. Holobowski asked the Applicant to clarify what improvements are being made to the site? Mr. Becker explained that the overall purpose of the project is to improve the roadway, plant landscaping and shrubs, and improve the aesthetics of the cemetery.

Mr. Baldwin offered a motion to grant a three-year extension to Congregation B'Nai Israel. The motion was seconded by Mr. McCoy

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Roll Call:

AYES: Mr. Baldwin, Mr. McCoy, Mr. Clayton, Mr. Baldwin, Ms. Paone, Mr. Natter, Mr. Holobowski

NAYS: None

ABSENT: Chairman Lodato, Councilman Nesci, Mr. Mirachi, Mr. Markoff, Mr. Wallace

INELIGIBLE: None

EXECUTIVE SESSION-None

ADJOURMENT:

Mr. Holobowski offered a motion to adjourn at 7:18 P.M., 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: SEPTEMBER 13, 2023