

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
JUNE 28, 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 Michael Nesci, Robert Clayton, Lori Paone, Joseph Mirarchi, Joel Natter, Bob Markoff, Robert McCoy

Absent: Richard Wallace, Bill Holobowski,

Others: Matthew Kalwinsky, Esq., *For Dennis Collins, Esq. Board Attorney*
Thomas Neff, *Board Engineer*
Jennifer Beahm, *Board Planner*
Trish Zibrin, *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 Mr. Baldwin Mr. Wallace, 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

NEW BUSINESS-

PB2023-01

Mid-Monmouth Tech Center II

91 Park Road

Block 114, Lots 13.02,14.01,18.02, &32

Preliminary & Final Major Site Plan and Minor Subdivision

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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.

Attorney Kalwinsky swore in the following witnesses:

Scott Turner, P.E.

John Rea, P.E., Traffic Engineer

Will Ross, A.I.A.

Steven Spinweber, Applicant Representative

The following exhibits are entered into the record:

- A-1 Preliminary and Final Site Plan, entitled "Mid-Monmouth Tech Center II" prepared by Scott H. Turner, P.E., of Menlo Engineering Associates, dated June 7, 2022, last revised March 16, 2023, consisting of nineteen (19) sheets.**
- A-2 Subdivision Plan, consisting of one (1) sheet, prepared by Gregg A. Gaffney, PLS, of Menlo Engineering Associates, dated March 16, 2023**
- A-3 Colored aerial photograph of the site with existing conditions**
- A-4 Colored rendering of Site Plan (Landscape Plan Sheet)**
- A-5 Colored elevations of proposed building**
- A-6 Colored architectural rendering from the Northeast corner vantage**
- A-7 Updated floor plan of building.**

Christopher DeGrazia, Esq., introduced himself as the Attorney on behalf of the Applicant. Mr. DeGrazia stated that the Applicant is here this evening seeking Preliminary & Final Major Site Plan and Minor Subdivision approval. He clarified that the subdivision is a lot-line adjustment between two lots. With this application, they are not creating any new lots, however, it will keep the stormwater management all on one property. He further stated that this lot-line adjustment removes a variance that was granted previously for Mid-Monmouth Tech Center I.

Mr. DeGrazia called Steven Spinweber, Applicant Representative, as the first witness.

Mr. Spinweber explained that Mid-Monmouth Tech Center II was envisioned when Mid-Monmouth Tech Center I was approved by the Planning Board last year. This is the last site that Sudler owns in Tinton Falls that is buildable. The design of this building is very similar to what is currently under construction at 1200

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Pine Brook Road. Mr. Spinweber stated that there are no perspective tenants at this time. He further explained that the building was designed to be as versatile as possible.

Mr. DeGrezia called Scott Turner, P.E., as the next witness.

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

Referencing exhibit, A-3 Mr. Turner oriented the Board to the property that is currently under construction for Mid-Monmouth Tech I in comparison to the subject property. This site is approximately 8.9 acres and is located directly across the street from the Hawthorne Suites. The surrounding area is predominantly light industrial commercial uses. The property itself is encumbered on both sides by Fresh Water Wetlands buffers and riparian buffers. He noted for the record that the site is in the Borough's Industrial Office Park (IOP) Zone and is a permitted use.

Mr. Turner indicated that exhibit A-4 is a color rendering of the proposed site plan in which the Applicant is proposing to construct an 85,400 square foot warehouse building which includes approximately 8,540 square feet of office space. The building will be roughly 35 feet high, 390 feet wide at the rear, and 240 feet deep along the north side of the building. There are 19 truck loading spaces proposed on the east side of the building. The Applicant is proposing a parking lot along the front of the building with 67 parking spaces, as well as another lot located on the south side of the building with 13 additional parking spaces. Refuse and recycling will be handled internally by a trash compactor. Mr. Turner specified that the Applicant is not proposing any outdoor storage or fleet storage at this site. Ms. Beahm asked for clarification on the number of proposed trash compactors and their locations. Mr. Turner explained that they will be in one of the designated loading spaces depending on the tenants' needs. Mr. Neff added that this needs to be made clear for the record and requested that the Applicant amend the site plan to include the proposed compactors.

Mr. Clayton asked if electric vehicle parking is required at the site? Mr. Turner confirmed that the Applicant will comply with the EV regulations and will also amend the site plan to include the proposed spaces.

Mr. Turner stated that access to the site will be from two full movement driveways off Park Road. There will be full movement circulation around all sides of the building to accommodate any emergency vehicles. Mr. Neff requested that the Applicant provide turning templates for the trucks, and Mr. Turner confirmed that they will do so.

Regarding Stormwater Management, Mr. Turner affirmed that the site is designed to comply with the NJDEP regulations, adding that the Applicant is proposing three bioretention basins. One basin will be in the front of the building along Park Road, another on the south side of the building, and one along the east side at the rear of the building. Utilities will be accessible underground from Park Road and will be extended into the site.

According to Mr. Turner, the Applicant is proposing one monument ground sign that will comply with the Borough's Ordinance. The site plan does not depict any façade signs as it is typically tenant specific. However, once a tenant is confirmed for this building, the Applicant will apply to Zoning for any additional signage needed. Ms. Beahm asked the Applicant to submit a detail of the proposed monument sign.

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This site is designed with both pole and building-mounted LED lighting and will be timer controlled. Mr. Neff clarified for the record that three lights are permitted at the rear of the property that are mounting heights of 24.5 feet, therefore, a design waiver is required. Mr. Tuner testified that this is required due to the proposed loading docks and driveway, and there will be no impact on surrounding properties.

Chairman Lodato inquired about the proposed lot coverage and Mr. Neff confirmed that the Applicant complies with this requirement. Mr. DeGrazia added that 60% is required whereas the Applicant is proposing 49%.

Mr. Turner discussed site landscaping and indicated that the Applicant is proposing 89 trees, 60 evergreen trees, 600 shrubs, and 1,000 ground covered plantings. Trees are also proposed along Park Road and the perimeter of the parking lot. Mr. Turner indicated that the Applicant would comply with the Borough's Tree Removal Ordinance in which they will add additional plantings by request or contribute to the Tree Escrow Fund.

Understanding there are no perspective tenants currently, Mr. Neff asked if the Applicant anticipates any fleet vehicles? Mr. Tuner confirmed that fleet vehicles are not predicted at this time, however, there is ample parking spaces if need be. Additionally, there will be no offsite parking at any time.

Mr. Turner testified that a variance is required for building within a critical environmental area, however, the Applicant is proposing buffer. He noted that all required permits are pending within the NJDEP.

Regarding the Minor-Subdivision, Mr. Turner specified that the Applicant is requesting a lot line adjustment at the easterly side of the property as shown in exhibit A-2. This relocates the common lot line between lots 13.02, 14.01, and 32. The subdivision will be filed by deed.

Mr. Neff asked Mr. Turner to briefly clarify some items set forth in his engineering review letter. The Applicant clarified that the height of the proposed retaining walls are no greater than five feet and comply with the Ordinance. In terms of sidewalk on the site, Mr. Turner indicated that the Applicant is amenable to contributing to the Borough's Sidewalk Contribution Fund. Further, the Applicant will comply with all comments set forth by the Borough Fire Marshal, as well as any additional technical comments in Mr. Neff's letter. Mr. Turner noted that a waiver was initially required for a proposed chain-link fence, however, the Applicant has decided to remove this fence from the site.

Mr. Natter asked where the proposed electric vehicle charging will be located. It was explained that they will be along the front parking row, however, it will ultimately be up to Mr. Spinweber.

Mr. DeGrazia called John Rea, Traffic Engineer, as the next witness.

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

Mr. Rea stated that he has analyzed the existing roadway conditions and is generally an industrial area. This site has good access to the higher order streets and roadways such as Hope Road, Wayside Road, and the Garden State Parkway. With respect to the anticipated traffic generation, 36 inbound movements and 10 outbound movements are projected during the morning peak hours. 12 inbound movements and 36

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outbound movements are anticipated during the afternoon/evening peak hours. Mr. Rea explained that he expects approximately 10%-20% of peak hour traffic movements will be trucks. He concluded that this site is properly located and will function satisfactorily with future traffic in the area.

Mr. DeGrazia called Will Ross as the next witness.

Mr. Ross placed his credentials on the record and the Board accepted him as an expert witness in the field of Architecture.

Referencing exhibit, A-5, Mr. Ross described the colorized rendering of the proposed northeast corner of the site. The purpose of this design was to provide a unique aesthetic for the building exterior as well as avoiding large blank walls. The building has been designed with horizontal and vertical joints to create shadow lines to break up the height and length of the structure. The proposed color scheme matches the sister-property at Mid-Monmouth Tech Center I.

Chairman Lodato asked Ms. Beahm if she is satisfied with the proposed architecture? Ms. Beahm explained that she does not have any issues with the palate, however, she would request more vertical change to avoid any blank walls. Ms. Beahm also noted that the plans indicate 440 square feet of office space, whereas the site plan shows 8,540 square feet of office space. Mr. Ross confirmed that the proposed office space is 8,540 square feet.

Chairman Lodato asked if the Board has any further questions?

Mr. DeGrazia stated that this completes their direct testimony, and the Applicant agrees to comply with all conditions set forth by the Board Professionals.

Chairman Lodato asked if any members of the public wish to speak? Hearing none, he asked for a motion to close the public discussion.

Mr. Mirarchi offered a motion to close the public discussion, the motion was seconded by Councilman Nesci. All present voted in favor.

Mr. Neff stated that this is a very straight forward application with very little variances, he has no objections to what is being proposed. Ms. Beahm echoed the comments of Mr. Neff.

Mr. Clayton inquired if this development would impact flooding on any neighboring properties, and the Applicant confirmed that it will not.

Mr. Mirarchi offered a motion to grant Preliminary and Final Site Plan approval with the conditions set forth by Attorney Kalwinsky to Mid-Monmouth Tech Center II. The motion was seconded by Mr. Natter.

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Roll Call:

AYES: Mr. Mirachi, Mr. Natter, Chairman Lodato, Councilman Nesci, Mr. Clayton, Ms. Paone, Mr. Markoff, Mr. McCoy

NAYS: None

ABSENT: Mr. Baldwin, Mr. Wallace, Mr. Holobowski

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 Ms. Paone. All present voted in favor.

EXECUTIVE SESSION-None

ADJOURNMENT:

Mr. Mirarchi offered a motion to adjourn at 8:02 P.M., the motion was seconded by Ms. Paone. All present voted in favor.

Respectfully submitted,



Trish Zibrin
Planning Board Secretary

APPROVED AT A MEETING HELD ON: SEPTEMBER 13, 2023