

BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
OCTOBER 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, Robert Clayton, Gary Baldwin, Lori Paone, Joel Natter, Bob Markoff, Bill Holobowski, Robert McCoy

Absent: Councilman Nesci, Richard Wallace

Others: 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 Councilman Nesci, 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 –

Attorney Collins noted for the record that the Borough is looking to fill current and future vacancies on the Planning Board. He asked the Board Members to provide names of interested residents to the Mayor and his Administration for his consideration.

APPROVAL OF MINUTES-

RESOLUTIONS-

NEW BUSINESS-

PB2023-09

Christopher Glasser
3545 Shafto Road
Block 148, Lot 5.01
Preliminary & Final Major Site Plan

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OCTOBER 25, 2023

Attorney Collins noted for the record that the notice to adjourning property owners and affidavit of publication is in order, the Board has jurisdiction to hear this matter.

The following exhibits are entered into the record:

A-1: Plans entitled "Minor Subdivision and Site Plan, 3545 Shafto Road, Tax Block 147, Lot 5.01, Borough of Tinton Falls, Monmouth County, New Jersey: prepared by David H. Boesch, L.L.A. and Matthew R. Dubois, P.E. of Nelson Engineering Associates, Inc. dated February 7, 2020, last revised October 4, 2023

A-2: Plans entitled "Minor Subdivision Plat, 3545 Shafto Road, Tax Block 148, Tax Lot 5.01, Borough of Tinton Falls, Monmouth County, New Jersey." Prepared by Robert H. Morris, P.L.S. of Nelson Engineering Associates, Inc., dated March 12, 2019, last revised October 4, 2023.

The following witnesses are sworn in by Attorney Collins:

David Boesch, L.L.A., Nelson Engineering

Michael Castore, Esq., introduced himself as the Attorney on Behalf of the Applicant. He briefly described the Application and the subject property located at 3545 Shafto Road.

Mr. Castore called Mr. Boesch as the first witness this evening.

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

Attorney Collins noted for the record that the Board reviewed this same exact application in 2019. However, the Applicant did not perfect the Subdivision within the required time frame, therefore, his approvals expired, and he had to reapply for Minor Subdivision approval.

Ms. Beahm noted that the only variance the Applicant is seeking this evening is for the minimum lot width of lot 5.011. 200 feet is required by Ordinance whereas 198.60 is proposed. She asked Mr. Boesch to confirm that the plans before the Board this evening are the same as what was approved in 2019, and he confirmed that no changes have been made. Ms. Beahm stated that she takes no exception to the requested variance relief.

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Attorney Collins explained that at one point in time the Applicant was proposing a three-lot subdivision, and at the recommendation of the Board, revised the plans to a two-lot Minor Subdivision.

Mr. Castore added that he was not involved with the previous application submission, but assured the Board that he will ensure that all approvals are finalized within a timely manner. The Minor Subdivision will be filed by Deed. Mr. Neff requested that any Deeds and Easements be sent to T&M Associates for review. The Applicant agreed to comply with any outstanding comments in both T&M & Avakian Review Letters.

Ms. Beahm and Mr. Neff stated that they have no objections to the application.

Seeing no members of the public present, Chairman Lodato 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.

Hearing no further comment or discussion, Chairman Lodato asked for a motion.

Mr. Clayton offered a motion to approve PB2023-09 with the conditions set forth by Attorney Collins. The motion was seconded by Mr. McCoy.

Roll Call:

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

NAYS: None

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

EXECUTIVE SESSION-None

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ADJOURMENT:

Mr. Clayton offered a motion to adjourn at 7:14 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: