

BOROUGH OF TINTON FALLS  
REGULAR MEETING OF THE PLANNING BOARD  
NOVEMBER 8, 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:** Councilman Michael Nesci, Robert Clayton, Gary Baldwin, Lori Paone, Joel Natter, Bob Markoff, Richard Wallace, Bill Holobowski  
**Absent:** Chairman Frank Lodato, Robert McCoy  
**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-** Vice-Chairman Clayton indicated that Chairman Lodato and Mr. McCoy are absent this evening and gave advanced notice of said absence to the Board Secretary. No objection to their absence is made.

**PROFESSIONAL REPORTS –**

**APPROVAL OF MINUTES-**

Vice-Chairman Clayton indicated that the Board has received the minutes of the September 13 & 27, 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.*

**RESOLUTIONS-**

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**NEW BUSINESS-**

**PB2023-11**

**Mannarino Studios, LLC**

**34 Apple Street**

**Block 15, Lot 2**

**Preliminary & Final Major Site Plan**

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 "Preliminary & Final Major Site Plan" prepared by Patrick R. Ward, P.E., P.P., of Insite Engineering, LLC, dated May 21, 2023, consisting of thirteen (13) sheets.***

***A-2: Plans entitled "Boundary & Topographic & Utility Survey" prepared by Justin J. Hedges, P.L.S., C.F.S., of Insite Engineering, LLC, dated May 23, 2023, consisting of one (1) sheet.***

***A-3 Colored Site Plan Rendering of the Site Layout Plan, prepared by Insite Engineering***

The following witnesses are sworn in by Attorney Collins:

**Douglas Clelland, P.E., P.P.,**

**Louis Mannarino, Applicant**

Mark Aikins, Esq., introduced himself as the Attorney on Behalf of the Applicant. He briefly described the Application and the subject property located at 34 Apple Street, which has an existing commercial building. He noted that the property consists of various pre-existing non-conformities. The proposed improvements consist of a new parking area consisting of 20 spaces, additionally, a new curb cut driveway is proposed along Hartford Drive. The Applicant is proposing a 10'x15' refuse enclosure, as well as a new 20'x20' outdoor pavilion.

Mr. Aikins called Douglas Clelland as the first professional witness.

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

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Mr. Clelland described the 1.44-acre property as 34 Apple Street, Block 15, Lot 2, located in the Borough's IOP Zone. The existing use is a small manufacturing facility which is permitted in the IOP Zone. The Applicant is before this evening seeking approvals to improve their property with a new parking lot, new driveway, refuse enclosure, and outdoor pavilion. The property includes an existing loading bay facing Apple Street.

The Applicant is seeking to provide proper off-street parking, with a new parking lot off Apple Street containing 20 parking spaces, one being ADA. In addition, the Applicant is proposing four oversized parking spaces for van and truck parking. At the south end of the site, the Applicant is proposing to relocate one of the two existing sheds. On the west side of the site, the Applicant is proposing a separate driveway access to include a masonry refuse enclosure. At the southwest corner of the property, a new outdoor pavilion is proposed for the benefit of employees.

Mr. Aikins called Mr. Louis Mannarino, Applicant, as the next witness this evening.

Mr. Mannarino introduced himself as the principal of the company, Mannarino Studios, LLC. He described the nature of his business as an audio designer and production engineer. He indicated that he is the New York Philharmonic's audio engineer, as well as the New York Metropolitan Museum. He creates his technology designs at his studio on Apple Street, as well as his lab in Italy. Once he establishes the design, he assembles them in his studio here, and ship them to venues across the world. The typical hours of operation are Monday-Friday, 9:00 A.M. -5:00 P.M., with a total of 4 employees. At this facility, Mr. Mannarino designs and researches his technology to market to various artists. Mr. Mannarino testified that the proposed improvements will not increase the intensity of the existing operations. He noted that the improvements are meant for beautification and to eliminate any off-street parking. The typical truck delivery schedule varies, generally, vans or small trucks make deliveries on site. There is a pickup of materials generally once a week. Attorney Collins asked Mr. Mannarino to name some of his clients, and he indicated that he is the sound engineer for Paul McCartney.

Mr. Mannarino stated that he moved his business from Staten Island to Tinton Falls during the COVID pandemic. He expressed his love for the community and how it has impacted his business' overall success.

Mr. Neff inquired about the number of trucks that are owned and operated out of this site? Mr. Mannarino testified that 1 of the existing trucks will be relocated, however they typically have 4 trucks on site at a time, as well as a van. He noted that occasionally clients will visit the site, however they do not have customers accessing the studio.

Mr. Clayton asked if the trucks are used for storage, and Mr. Mannarino clarified that they do not.

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Hearing no further questions of Mr. Mannarino, Mr. Aikins recalled Douglas Clelland for additional testimony.

Mr. Aikins asked Mr. Clelland to testify as to the site engineering and asked him to briefly review the Board Professional's letters. Mr. Neff noted that the Applicant did submit revised plans to address several comments outlined in the T&M Engineering Review Letter.

Regarding traffic, the Applicant is not proposing any increase in operation, therefore there is no anticipated change to the traffic generation. Similarly, there is no anticipated change to the site utilities, aside from the proposed EV parking space.

In terms of Stormwater Management, this project is not considered a major development per the NJDEP's standards. Therefore, the Applicant is not required to address Stormwater Management as it is under one acre of land disturbance. The goal of the design is to direct all runoff to the municipal right of way to avoid any impact to neighboring properties. Mr. Neff indicated that he has no objection to directing the runoff to Apple Street, however, he does have some concern with the new proposed sidewalk possibly getting flooded. He asked them to address the grading in this area to ensure that this does not happen. The Applicant has no objection to this request and will supply his office with a supplemental grading plan.

Mr. Clelland addressed the lighting on site, indicating that the Applicant is proposing four new light poles within the Apple Street parking lot, as well as three wall mounted fixtures. In terms of landscaping, the existing landscaping is limited to trees along Hartford Drive. The Applicant is proposing is seeking to keep all existing trees, while adding an additional nine trees along the western property line, as well as three within the Apple Street parking lot. The Applicant is not proposing any new signage or changing any existing signs at this time.

In terms of variances, the Applicant is seeking relief for the parking setback, the Applicant is proposing 12.5 feet whereas 25 feet is required. This is due to the location of the existing building. A variance is also required for the number of accessory structures on site, Borough Ordinance permits up to two, whereas three additional structures are proposed. Mr. Clelland testified that the pavilion will be open with no walls and is within the required setbacks.

The Applicant is seeking design waivers for the driveway width as well as the number of driveways on site.

Mr. Neff asked for clarification on the types of garbage trucks that will be accessing the site, and Mr. Clelland stated that a front-loading garbage truck will be accessing the site once a week, with a 5:00 A.M. pickup. Discussion ensued regarding the proposed location of the trash enclosure. Ms. Paone stated that she agrees with the proposed location of the refuse enclosure.

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Mr. Mannarino stated that the lights will be on all night, however, the Applicant agreed to dim the lighting at night.

Ms. Bell requested a detail of the proposed outdoor pavilion. Mr. Clelland indicated that they do not have a detail at this time, however, it will be 10 feet high. The pavilion does meet the ordinance requirement.

Vice-Chairman Clayton asked if any members of the public wish to ask questions or make statements?

***Samantha Bowers, 4130 West 18<sup>th</sup> Avenue, Wall, NJ-*** Ms. Bowers introduced herself as the owner of 44 Apple Street, and 2 Hartford Drive, also known as the Tinton Falls Business Center. She voiced her concerns with the nine trees along the west property line, she requested that a lower tree be proposed, as well as possibly moved away from the neighboring property line. The Applicant has agreed to do so. She also requested that the existing maple trees be maintained and trimmed, as the limbs tend to fall on her property. She inquired if the new parking lot will include curbing, and Mr. Clelland confirmed that it will. She noted that currently a lot of cars park on the lawn, and she would like to see that issue stopped. Similarly, she asked that the pile of stone be removed. Attorney Collins noted that the Board will not be getting involved in property maintenance.

Hearing no further comments, Vice-Chairman Clayton asked for a motion to close the Public Discussion.

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

Hearing no further comment or discussion, Vice-Chairman Clayton asked for a motion.

*Mr. Holobowski offered a motion to approve PB2023-11 with the conditions set forth by Attorney Collins. The motion was seconded by Mr. Markoff.*

**Roll Call:**

**AYES:** Mr. Holobowski, Mr. Markoff, Councilman Nesci, Mr. Clayton, Mr. Baldwin, Ms. Paone, Mr. Natter, Mr. Wallace

**NAYS:** None

**ABSENT:** Chairman Lodato, Mr. McCoy

**INELIGIBLE:** None

Vice-Chairman Clayton 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.

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

**EXECUTIVE SESSION**-None

**ADJOURMENT:**

*Mr. Baldwin offered a motion to adjourn at 7:56 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: March 27, 2024**