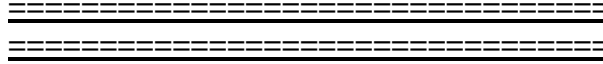


MARLBORO TOWNSHIP PLANNING BOARD
FEBRUARY 17, 2016



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. BARENBURG READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

PRESENT ... MR. BARENBURG, MR. BETOFF (arr.7:40), MR. CHERBINI, MR. GUPTA, MR. MESSINGER, MR. PARGAMENT, MR. SLOPOLSKY, MR. ZUCKERMAN, MR. GAGLIANO

ABSENT... MAYOR HORNIK, COUNCILWOMAN MAZZOLA

PROFESSIONALS PRESENT... MR. KEATING, MR. HERBERT

SALUTE THE FLAG

A motion to approve the minutes of January 6, 2016 was offered by Mr. Pargament seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Cherbini, Mr. Gupta, Mr. Messinger, Mr. Pargament, Mr. Slotopolsky. Mr. Gagliano.

P.B. 1129-15 ROUTE 520 LLC – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Mr. Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The subject 39,883 s.f. property contains 110 feet of frontage along the northerly side of Route 520 approximately 200 feet west of and opposite the Stokes Lane intersection, within the OPT-2 zone, Block 175 Lot 24.

Currently, the property contains a 1 story dwelling with associated walks and patio, a shed, and

has access by a semi-circular gravel drive with paved aprons along Route 520.

Thomas Annunziata, applicant discussed the use of this building. He stated that this will be a new office building and he wishes to put in a bank known as Peoples Bank. There will be twelve employees and will sometimes do closings for homes and business properties, The bank will occupy one of the larger spaces in the building and three other units will be rented as just office space.

Michael Geller, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Colored Rendering of the site

The applicant proposed to remove all existing site improvements and construct a 2 story office building (38 feet x 88 feet approximately 3,454 s.f.) having access by a paved driveway along Route 520 and proposed parking for 30 vehicles along the rear of the site. The building will be serviced by municipal water and sanitary sewer systems via connection to existing mains within Route 520. An infiltration basin is proposed for stormwater management purposes. The basin will have a retaining wall and will have a barrier on the top. A design wavier is being requested to have concrete curb instead of granite block curb. Adequate trees and landscaping will be provided as a buffer. At the request of the Board, the applicant agreed to provide a sidewalk in front of the building.

Mr. Keating, P.E. from CME Associates reviewed his report with the Board and answered questions.

PUBLIC HEARING OPENED

Otto Kostbor, Esq. represented resident Susan Williams at 40 Route 520. A solid 6' high fence was requested to be built along the parking lot so that lights did not extend to her property.

The applicant agreed to this request.

Kurt Lang – 5Route 520 was concerned about stormwater runoff.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr.Betoff, seconded by Mr. Pargament. In favor: Mr.Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Messinger, Mr. Pargament, Mr. Slotopolsky, Mr.Zuckerman.

P.B. 1087-13A PLAZA 520, LLC/SDAON – PUBLIC HEARING – AMENDED SITE PLAN

Mr. Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board ha the jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The site is 1.9 acres and contains 109 feet of frontage along the north side of Route 520, approximately 205 feet west of the Evan Drive intersection, within the OPT-2 zone, Block 180 Lot 6.

Currently, the property is vacant having been cleared of existing site improvements in anticipation of construction of a previously approved medical office building.

The previously approved Preliminary and Final Site Plan resolution dated December 18, 2013 permitted development of the site for a two story medical office use providing 12,000 s.f. of total office space with parking for 48 vehicles having access along Route 520. The medical office building is to contain four individual office areas with only one space to be currently occupied. The building is to be serviced by municipal water and sanitary sewer systems and landscape/lighting improvements, including a site identification sign, have also been approved per resolution.

Dr. Sadon stated that he wants to change the building to make it have a more residential look and cut down on the height and width.

Walter Hopkin, P.E. testified on behalf of the applicant. The applicant is seeking Amended Preliminary and Final Site Plan approval to construct a 16,768 s.f. two story medical office building with sixty eight proposed parking spaces with access along Route 520. Stormwater management is to be revised from an approved underground recharge system to a now proposed surface level recharge basin at the rear of the parking area.

Entered into evidence were the following exhibits:

- A-1 Architectural Draft of building dated 2-17-16
- A-2 Colored Site Plan dated 7-10-15
- A-3 Architectural sketch showing minimized windows dated 2-17-16
- A-4 Preliminary architecture for building showing more windows than in A-3 dated 2-17-16

This application is being revised in order to make the property more marketable. Mr. Hopkin reviewed A-3 and A-4 showing the difference in the number of windows. The site would have an internally illuminated sign and there would be plantings around it. There will be a split rail fence around the detention basin.

Mr. Keating, P.E. from CME reviewed his report and answered question from the Board

Several Board members had concerns that the building was too large for the site and there was not enough buffer between the building and the residential area. They also said there is a need for a sidewalk.

PUBLIC HEARING OPENED

Syed Hussian – 24 Evan Drive

He lives nearby and feels that the building is too large and there is not enough buffers between the applicant's lot and the adjacent residential homes.

PUBLIC HEARING CLOSED

A motion to approve was offered by Mr. Pargament, seconded by Mr. Messinger. Opposed: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Messinger, Mr. Slotopolsky, Mr. Zuckerman.

Application denied.

A motion to adjourn was offered by Mr. Pargament, seconded by Mr. Zuckerman. One vote was cast.

Respectfully submitted

Donna Pignatelli