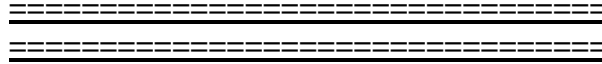


MARLBORO TOWNSHIP PLANNING BOARD

JUNE 7, 2017



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. CHERBINI, MR. MESSINGER, MR. PARGAMENT, MR. BARENBURG, COUNCILWOMAN MAZZOLA

ABSENT... MR. BETOFF, MR. GUPTA, MR. SLOTOPOLSKY, MAYOR HORNIK, MR. GAGLIANO, MR. KANSKY

PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of April 19, 2017 was offered by Mr., Cherbini, seconded by Mr. Pargament. In favor: Mr. Cherbini, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola.

P.B. 1110-14 CRINE REALTY/PARKER CHASE – MEMORIALIZATION OF RESOLUTION GRANTING TWO – ONE YEAR EXTENSIONS OF TIME

A motion in the affirmative was offered by Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr. Cherbini, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola.

P.B. 1153-17 MARLBORO AUTOMOTIVE, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

This resolution is being carried to the meeting of July 5, 2017.

P.B. 1119-15 STILLWELL HOILDINGS, LLC – PUBLIC HEARING AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

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.

Dante Alfieri, Esq. represented the applicant. The site is approximately 38.3 acres and contains 1,816 feet of frontage along the west side of Buckley Road opposite the Blueberry Hill intersection, Block 421 Lots 3 and 4, within the R-80 zone.

The applicant was granted Preliminary Major Subdivision Approval per resolution dated November 4, 2015 and Final Major Subdivision Approval per resolution dated September 2 2016 to subdivide the tract into a total of seventeen new lots, fifteen for new residential development, one open space lot with a stormwater management basin and one reconfigured lot that will contain the existing dwelling.

In accordance with a Settlement Agreement with the Township, the applicant is seeking Amended Final Major Subdivision, to remove the previously approved roadway improvements along Buckley Road, to remove the proposed shade/street trees along both Buckley Road and the proposed interior roads and provide sidewalks along only one side of the interior roadways.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Mr. Pargament. In favor: Mr. Cherbini, Mr. Pargament, Mr. Barenburg, Councilwoman. Opposed: Mr. Messinger.

P.B. 1156-17 49 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.

Kenneth Pape, Esq. represented the applicant. The site is 45,491 s.f. and contains 150 feet of frontage along the south side of Route 520 opposite and west of the Bluffs Court intersection, Block 268 Lot 69, within the OPT-1 zone. Currently, the property contains a one story dwelling

with associated walks and rear deck, a detached garage, an accessory shed and a paved driveway along Route 520.

Stuart Challoner, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored rendering dated June 7, 2017
- A-2 Front elevation-floor plan
- A-3 Rear & side elevation
- A-4 Free standing sign

The applicant is proposing to remove all existing site improvements and construct a two story office building (9,360 s.f.) with parking for thirty eight vehicles and having access by a 25 foot wide paved driveway from Route 520 near the westerly side property line. The building will be used as a traditional office space and would not be used as a medical office. The building will be serviced by municipal water and sanitary sewer systems via connection to existing mains within Route 520. The applicant is also proposing a surface area basin as well as an underground basin for stormwater purposes.

Mr.Challoner also testified that the applicant is proposing a significant amount of landscaping and screening.

Mr. Radosti, Artichet testified that the proposal includes a true peaked roof and would include an HVAC system in the attic. Mr. Radosti reviewed the floor plan and elevations with the Board and stated that the design, elevation and floor plan are consistent with the Master Plan and Zoning Ordinances.

Mr. Troutman, Traffic expert stated that the traffic impact would be negligible, but that the determination of traffic impact would be subject to County review.

Ms. Neumann, P.E.,P.P. reviewed her report with the board and answered questions.

PUBLIC HEARING OPENED

Edward Zglobicki – 51 Route 520

Asked that a privacy fence be installed to protect his residence and requested that the lights on the subject property be turned off by 10:00P.M.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Cherbini, Mr. Messinger, Mr. Pargament , Mr. Barenburg, Councilwoman Mazzola.

P.B. 1158-17 PROMAN REALTY, 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.

Dante Alfieri, Esq. represented the applicant. The site contains approximately 155 feet of frontage along Route 79 approximately 496 feet south of the Beacon Hill intersection, within the Cs zone, block 153 Lot 5. Currently the property contains a two story dwelling with associated porches and walk as well as a detached garage and patio area. Access is provided by a dirt drive having a paved apron along the Route 79 frontage.

Marc Leber, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored site plan dated April 17, 2017
- A-2 Photograph package including aerials
- A-3 Floor plans and elevation dated April 17, 2017

The applicant proposes to remove all existing site improvements to construct a one story flex space building (3,200 s.f.) with nine parking spaces along the front of the building. Access is proposed by a 25 foot wide paved drive along Route 79 providing access to the parking area and a proposed refuse enclosure to the rear of the building. The building is to be serviced by municipal water service and an individual onsite septic disposal system and two surface detention basins are proposed for stormwater management purposes. A sign (60s.f.; 7.5 feet in height) along the Route 79 site is also being proposed.

The office space will be utilized by a single tenant at first, an electrical contractor, and up to three tenants in the future. There will be a landscaped buffer around the building. The applicant agreed that the lights will be turned off by 10:00 P.M. A monument sign is proposed that would be constructed in a manner certain to avoid obstructing views of drivers.

Ms. Neumann, P.E.,P.P. reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

Harry Cross – 412 Route 79 –owner of the Morganville Flower Farm

He is opposed to this application because he believes it is a poor use for the size of the property

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Mr. Cherbini.

In favor: Mr. Cherbini, Mr. Pargament, Mr. Barenburg. Opposed: Mr. Messinger,
Councilwoman Mazzola.

A motion to adjourn was offered by Mr. Cherbini, seconded by Mr. Barenburg. One vote was
cast.

Respectfully submitted

Donna Pignatelli