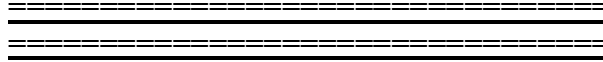


MARLBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 18, 2019



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

MR. PARGAMENT 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. GUPTA, MR. GAGLIANO, MR. PARGEMENT,
MS. FRANCO, COUNCILWOMAN MAZZOLA, DR. ADLER,
MR. KANSKY, MR. KESSLER**

**ABSENT... MR. BETOFF, MR. SLOTOPOLSKY, MR. BARENBURG,
MAYOR HORNIK**

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

SALUTE THE FLAG

Mr. Kansky will be sitting in for Mr.Betoff and Mr. Kessler will be sitting in for Mr. Slotopolsky.

A motion to approve/amend the minutes of August 7, 2019 was offered by Dr. Adler, seconded by Mr. Gagliano. In favor: Mr. Gupta, Mr. Gagliano, Mr. Pargament, Ms.Franco,Councilwoman Mazzola, Dr. Adler.

A motion to approve/amend the minutes of September 4, 2019 was offered by Mr.Gupta, seconded by Dr. Adler. In favor: Mr. Gupta, Ms.Franco, Dr. Adler, Mr. Kessler.

CITIZENS VOICE

No one from the public spoke.

**P.B.1194-19 55 WILLOW LANE ASSOCIATES, LLC. – PUBLIC HEARING-
PRELIMINARY & FINAL SITE PLAN**

Michael 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 site is 2.1 acres and has 248 feet of frontage along the southerly side of Willow Lane approximately 433 feet east of the Route 9 intersection within the C-3 zone, Block 269.04 Lots 14 & 15. Currently, the property contains a 1 story dwelling with associated walks, a detached garage, a fence enclosed in ground swimming pool, and a semi-circular paved driveway along Willow Lane. The remainder of the property is heavily wooded and a tributary to Barclay Brook is located offsite near the southeast corner of Lot 15 and a 50 foot riparian buffer associated with said tributary encumbers a portion of the site.

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

- A-1 Aerial of current site dated September 18, 2019
- A-2 Colored rendering dated September 18, 2019
- A-3 Front Architectural dated September 18, 2019
- A-4 Four side elevations dated September 18, 2019
- A-5 Floor Plan – 1st floor showing loading area

The applicant proposes to remove all existing site improvements and construct a 3 story medical office building (25,650 s.f.) with associated parking for 118 vehicles. An ingress only paved driveway is proposed near the westerly side property line and an egress only paved drive near the easterly side property line. Lighting and landscape improvements, including a refuse enclosure and a monument/wall type site identification sign are also proposed. The building is to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Willow Lane and a combined underground detention and surface area basin, discharging to the rear of the site are proposed for stormwater management purposes. A lighting plans will be submitted for approval by Ms. Neumann.

Steven Blitzer , Principal answered questions from the Board. The hours will be 8:00 AM to 6:00 PM 5 days a week with shorter hours on Saturday. Medical waste and mandatory recyclables will be managed through a service. The basement will only be used for storage.

David Deldonne, A.A., reviewed with the Board Exhibits A-3 and A-4 which show the elevations of the building.

Jim Higgins, P.P., reviewed with the Board all of the Bulk “C” variances requested for the site., showing that the applicant proved a hardship due to the size and location of the site. He testified that the bulk variance to allow for the building height, would shrink the footprint and lower the

impact of the building.

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

PUBLIC HEARING OPENED

The following members from the public spoke:

Bill Gettens – 2 Willow Lane

Traffic concerns

Faith Zidolin – 11 Hoffer Court

Traffic concerns

Michael Zidolin – 11 Hoffer Court

Concerns with the height of the building

Frank Feather – 3 Bartram Road

Traffic concerns

David Lague – 6 Hoffer Court

Traffic concerns

Judy Kushner – 31 Willow Lane

Concerns with impact on the neighborhood

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Mr.Gupta. In favor: Mr. Gupta, Mr. Gagliano, Mr. Pargament, Ms. Franco, Councilwoman Mazzola, Dr. Adler, Mr., Kansky, Mr. Kessler.

A motion to adjourn was offered by Councilwoman Mazzola, seconded by Mr.Gagliano. One vote was cast.

Respectfully submitted,

Donna Pignatelli

