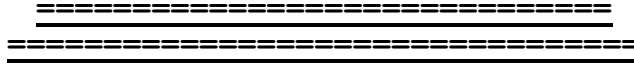


MARLBORO TOWNSHIP PLANNING BOARD

May 5, 2021



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:34P.M.

CHAIRMAN 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.PARGAMENT, MS. FRANCO, COUNCILWOMAN MAZZOLA, DR. ADLER,MR. KANSKY, MR. BETOFF, MR. KESSLER AND CHAIRMAN BARENBURG

ABSENT MR. SLOTOPOLSKY, MR.GUPTA, MR. GAGLIANO, AND MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of April 21, 2021 was offered by Dr. Adler, seconded by Mr. Pargament. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1216-21- McDonalds Corporation- Public Hearing seeking Preliminary and Final Site Plan approval to renovate the existing building, to reconfigure the driveway and the stormwater management network located at 78 Route 9 Block 268, Lot 62 & 80 within the C-3 Zone

The Board took jurisdiction and entered evidence A1- A29

All professionals were sworn in.

Mr. John Mamora, Esq., represented the application. This application is being presented to modernize the present McDonalds. A dual driveway with new signage and a new building is being proposed.

Mr. Brad Bohler, - Engineer displayed exhibit A-27 which showed an aerial view of the existing conditions. The present building is 5600 square feet has a tandem drive thru with 120 seats with full access movement on the site and has 63 parking spots. A-28 Showed the colorized proposal. They will rebuild the present building with a dual drive thru. The building will be 4320 square feet, it will be moved back approximately 8 feet to comply with setback regulations. It will have 63 seats. The hours are 6am-12am 7 days a week and they have approximately 40 employees on various shifts. Access to the site will stay the same and they will have 43 parking spots. There will be a pass thru lane, sidewalks and tractor trailers who deliver to the site will park in a designated area. The trucks will usually service the restaurant when they are closed. All sidewalks are ADA compliant. Stormwater meets or DEP and Township requirements. The site is serviced by public water sewer and electric. The lighting will be LED, they will be security lights and 22foot poles. Landscaping will have 14 new shade trees, 145 bushes and 50 grasses. They will look to add more as per the Engineers report. The present sign will be refurbished and new signage for the new drive thru will be added. The restaurant will be closed for approximately 4 months. All comments in the Engineer and Fire Review letters will be addressed.

Alana Marinello-Owner Operator, 9% of their business is Mobile App driven and those pickups will have designated parking spaces. Employee parking is not usually a problem, most take buses, Uber or have a family member or friend drive them to work.

John McDonough-Planner, The renovations will drastically improve the site. The relief there are requesting he does not believe will be detrimental to the area. The lost coverage will go down, the aisle width will improve, parking spaces width will go up, shade trees and other foliage will enhance the area and signage will increase flow of the site. Mr. McDonough sees no detrimental factors regarding this site.

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

Public Hearing Opened:
No one registered to speak
Public Hearing Closed

A motion in the affirmative was offered by Dr. Adler seconded by

Ms. Franco, with a vote of 7-0

In favor: Mr. Pargament, Ms. Franco, Chairman Barenberg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky and Mr. Kessler

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P.B. 1217-21 Ashbel Associates- Memorialization granting Preliminary and Final Site plan Approval to construct a 120 multifamily apartment development located at Texas Road and Greenwood Road Block 119, Lot 16 within the GH-4 Zone

A motion in the affirmative was offered by Mr. Pargament seconded by Mr. Kessler with a vote of 6-0 in favor: Mr. Pargament, Ms. Franco, Councilwoman Mazzola, Dr. Adler, Mr. Kessler and Chairman Barenburg.

Motion to adjourn @ 8:48 p.m., offered by Ms. Franco, 2nd Chairman. Barenburg, all approve.

Respectfully submitted: Suzanne Rubinstein