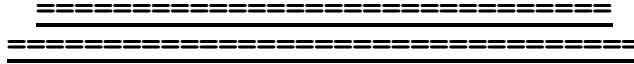


MARLBORO TOWNSHIP PLANNING BOARD
April 20, 2022



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:32P.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 CHAIRMAN BARENBURG, ROHIT GUPTA, LYNN FRANCO,
ANDREW KESSLER, ANTOINETTE DINUZZO, AND ANDREW
PARGAMANET

ABSENT NEIL BETOFF, STEVEN KANSKY, DR.ADLER AND DAVE
GAGLIANO

PROFESSIONALS PRESENT: LAURA NEUMANN, Engineer AND MICHAEL
HERBERT, Esq.

A motion to approve/amend the minutes of March 2, 2022 was offered by Ms. Franco, seconded by Councilwoman DiNuzzo. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1180A-18 Zagari-Public Hearing to get approval for an extension of time for Major Subdivision located at Monmouth County Route 520 and Crine Road Block 183 Lot 15 located within the R-20 Zone.

The Board took jurisdiction and entered evidence A1-A-12

Andrew Neuman Esq. represented the applicant. The applicant is seeking an extension due to circumstances beyond their control. They are seeking a one year extension.

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

A motion to approve the requested extension was offered by Mr. Gupta, 2nd by Mr. Kessler.

Approve: Councilwoman DiNuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg.

P.B.1230-22 Mastropiero Plumbing & Heating Corp-Public Hearing seeking Preliminary and Final Major Site Plan approval to retrofit the existing dwelling to use for a heating and plumbing business located at 122 Newman Springs Road, Block 176, Lot 113 within the IOR zone

The Board Took jurisdiction and entered evidence A1-A-26

Catherine Kim Esq. appeared on behalf of the client.
Jim Higgins, Planner and John Palus, Engineer were sworn in.

John Pallus-

A-1 Aerial of property was entered in to evidence dated 4-6-22

A-2 Site Plan was entered into evidence dated 4-6-22

The applicant is looking to takeover a single family home that was a salon and use it as an office. The home is in the IOR zone. The County is requesting to take over 50 feet of property along Route 520 as a right of way. The applicant is looking to make changes to the building and property as follows. Will make ADA compliant, will not expand building, will have a trash enclosure and add 4 parking spots. They will add three shade trees and a split rail fence, as requested by a neighbor. The hours of operation will be 8am-6pm. There will be 2 full time employees and one part time employee. They will have 7 trucks which the technicians take home. Lighting will be added to the property and will clean up the property and remove the shipping containers presently on the property.

Will address all comments in the Engineer and Fire Report.

Will agree to pave the driveway and add the 20 foot aisles,

Applicant will need to secure a Change of Use from Construction and any needed water applications. There is no signage proposed.

Jim Higgins-Planner There are 6 requested variances requested, set back, frontage, width, side yard setback and exterior width. The impervious coverage is ok.

There is no detriment to the community.

The benefits to the area are, the use confirms to the zone, dedication of property to the County, construction of an ADA building and will be reusing property already established. Will agree to a no left turn out of the driveway during specific times of day.

Public Forum-opened
No one was present to speak
Public Forum- closed

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

A motion to approve the requested site plan was offered by Mr. Pargament, 2nd by Ms. Franco.

Approve: Councilwoman DiNuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg.

P.B.1229-21 Maple Tree Plaza, LLC 9 Molto Bistro) -Continued Public Hearing seeking Minor Site Plan approval to utilize an already constructed 645 s.f. enclosed seating area located along the existing building located at Maple Tree Plaza Route 79, Block 413, Lot, 35 within the C-5 Zone.

The Board Took jurisdiction and entered evidence A1-A-25

Professionals were sworn in at the last meeting.

Catherine Kim represented the applicant.

Marc Leber-Engineer

Mr. Leber discussed that the issues at the last meeting was safety to the patrons and who were seated in the restaurant and walking near the parking area. The proposal is to remove 10 parking spots that run along the side of the building have a row of bushes a 5 foot sidewalk and then curbing with a drop off/valet only area. The required parking spots is 243, with the removal of the 10 spots there will be 281 remaining. The drop off area/valet area will be painted with no parking lines, and a "No Parking" sign will be added.

Public Comment-opened
Joe Catalfamo- 30 Arie Drive voiced concern about Noise
Public Comment-closed

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

A motion to approve the requested site plan was offered by Mr. Gupta, 2nd by Mr. Kessler.

Approve: Councilwoman DiNuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg.

Motion to adjourn @ 8:45pm., offered by Ms. Franco, 2nd Mr. Pargament, all approve

Respectfully submitted: Suzanne Rubinstein