

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 20, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, A 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. BERGH, MR. JOSHI, MR. SCHNURR, COUNCILMAN LAROCCA (ARR. 8:15) MAYOR HORNIK, MR. JOSEPHS, MS. BAJAR, MR. HUSAIN

ABSENT... MS. FERNANDEZ, MR. GUPTA

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MS. DOOBRAJH

SALUTE THE FLAG

CITIZEN VOICE

No one from the public spoke

Ms. Bajar will be sitting in for Ms. Fernandez and Mr. Hussain will be sitting in for Mr. Gupta

P.B. 933-05 WERTHEIM – MEMORIALIZATION OF RESOLUTION GRANTING A ONE YEAR EXTENSION OF TIME TO JANUARY 18, 2009

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Joshi. In favor: Mr. Barenburg, Mr. Bergh, Mr. Joshi, Mr. Schnurr, Mayor Hornik, Ms. Bajar, Mr. Josephs.

P.B. 1003-07 WOW CONSTRUCTION – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN TO CONVERT A VACANT PET STORE INTO A RESTAURANT

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Schnurr. In favor: Mr. Barenburg, Mr. Bergh, Mr. Joshi, Mr. Schnurr, Mayor Hornik, Ms. Bajar, Mr. Josephs.

ORDINANCE 2008-03 – AMENDING CHAPTER 84 – ESCROW FEES SCHEDULE

Richard Cramer stated that this ordinance is consistent with the Master Plan. The Board had no comments.

P.B. 977-06 MORELLO PROPERTIES – CONTINUED PUBLIC HEARING - MAJOR SUBDIVISION APPROVAL

This applicant is being carried to April 2, 2008, at the request of the applicant. The applicant will renote for this meeting.

P.B. 988-07 AMBTEN – PUBLIC HEARING SITE PLAN APPROVAL

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 property contains 3.8 acres and is located on the North corner of the intersection of Amboy and Tennent Roads, Block 172 Lot 41. The site is in the IOR Zone and is currently being used for residential purposes. There is an existing house along with associated accessory structures on the site. The site is mostly cleared with a variety of trees scattered about the property as well as along the Northern and Western property lines. The applicant is proposing to build a two story office/warehouse which will consist of a 7,730 sf. warehouse and 14,700 sf. office space along the associated site improvements. There will be two means of ingress/egress to the site, one on Tennent Road and one on Amboy Road.

John Ploskonka, the applicant's engineer was sworn in. The following exhibits were marked into evidence:

- A-1 Aerial photo of the site from the GIS program
- A-2 Colored Rendering of the Site Plan
- A-3 Site Plan showing the Grading & Utility Plans
- A-4 Plans entitled "Preliminary & Final Major Site Plan for Ambten Road Associates, Block 172 Lot 41, Township of Marlboro, Monmouth County, New Jersey" prepared by Concept Engineering Consultants, consisting of 11 sheets
- A-5 Aerial photo of the site from the NJDEP

Public water service is proposed via connection to the existing main with Tennent Road and sanitary sewer is proposed via a connection to the existing main within Amboy Road. An infiltration basin is proposed along the westerly property line to handle the increase in stormwater runoff.

The applicant is requesting the following variances:

1. The minimum required front yard setback is 80 ft, 64 ft. is proposed along Amboy Road
2. No parking shall be closer than 80 ft. to a street line, 10 ft. is proposed from Amboy Road
3. No building structure shall be constructed within 150 ft. of any front, side or rear lot line that abuts or is the near street line opposite a residential zone, 83 ft. is proposed to the Tennent Road right of way

4. No parking area or driveway shall be located within 150 ft. of any front, Side or rear lot line that abuts or is the near street line opposite a residential Zone, 10 ft. is proposed from Tennent Road
5. No tree more than 3 inch caliper located within 10 ft. of any front, side or rear lot line that abuts or is the near street line opposite a residential zone shall be removed
6. Prior to construction of any building a permanent fence shall be constructed along the entire length of any front, side or rear lot line that abuts a residential
7. A minimum 100 ft. wide buffer area shall be provided along any front, side or rear property line that abuts a residential zone, 10ft. wide buffer is proposed along Tennent Road
8. No parking shall be allowed within 30 ft. of the outer structure , 6 ft. is proposed

The property is constrained by wetlands and the applicant has obtained an LOI from the NJDEP and have designed the property to include a 50 ft. buffer around the wetlands area. The IOR permits 60% lot coverage, however the applicant proposed only 38% coverage.

The silo located in the rear of the property will be used to store salt and sand by the applicant.

There will be a full access/egress on Amboy Road and a right in and right out along Tennent Road. There are no sidewalks being proposed along either Tennent Road or Amboy Road as there are no sidewalks in the area.

The onsite drainage will be owned and maintained by the applicant and shall be deed restricted to ensure proper maintenance.

A 180 ft. buffer to the right and the rear will remain in a natural state between the building area and the residential area.

Addressing a memo from John Borden, Fire Inspector, access to the site will be to the rear and right side of the building. The applicant can remove some of the parking to create additional access to the building. The applicant agreed to meet with Mr. Borden to discuss access to the site and the location of fire hydrants.

Christine Cofone, Professional Planner testified on behalf of the applicant. She stated that this property was previously used as a residential site, which is a con-conforming use for the IOR zone, the proposed plan will conform to the zoning. The variances for lot area, lot frontage and lot width are existing conditions related to the size of the lot which is undersized for the zone and are not related to the applicant's proposed development of the property. The property is irregular in shape and is covered by wetlands on 47%, which severely reduces the building area.

Ernie Peters, Board Engineer from CME reviewed his report with the Board and answered questions.

Richard Cramer, Planner from T & M Associates reviewed his report with the Board and answered questions.

PUBLIC HEARING OPENED

Nadine Lawson – 319 Tennent Road

She is concerned with the increase of traffic along Tennent Road.

PUBLIC HEARING CLOSED

The Board members had questions of the applicant and the applicant agreed to the following:

- One free standing sign instead of two
- One enclosure to house the trash
- Tennent Road driveway will be a right turn in and right turn out only
- The office portion of the property will only be used or rented for general office space
- Meet and confer with John Borden to address issues relating to fighting fires at the site
- Building permits will not be issued until all conditions of approval are met
- Contribution to the Township in lieu of sidewalks
- Submit a Phase I Environmental Report to the Board Engineer
- Address any concerns of the Environmental Commission

A motion in the affirmative to grant Preliminary Approval was offered by Mr. Hussian, seconded by Councilman LaRocca. In favor: Mr. Joshi, Mr. Schnurr, Councilman LaRocca, Mayor Hornik, Ms. Bajar, Mr. Husain, Mr. Josephs. Abstain: Mr. Bergh. Deny: Mr. Barenburg

A motion to adjourn was offered by Mr. Josephs, seconded by Mr. Schnurr. One vote was cast.

Respectfully submitted

Donna Pignatelli

