

MARLBORO TOWNSHIP PLANNING BOARD

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JANUARY 7, 2009
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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. BETOFF, MR. GUPTA, MR. HUSAIN, MR. POLLAK, MR. JOSPEHS, MR. HEGT, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. PARGAMENT

ABSENT... NONE

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

REORGANIZATION OF THE PLANNING BOARD

The following members were sworn in:

Neil Betoff	Class IV
Mark Barenburg	Class IV
Joshua Pollak	Class II

CHAIRMAN

Mr. Bergh nominated Mr. Josephs, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Councilman La Rocca, Mayor Hornik

VICE CHAIRMAN

Mr. Barenburg nominated Mr. Bergh, seconded by Councilman La Rocca. In favor: Mr. Barenburg, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

SECRETARY

Mr. Bergh nominated Mr. Barenburg, seconded by Mr. Husain. In favor: Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

ATTORNEY

Mr. Barenburg nominated Mr. Herbert, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

PLANNING BOARD ENGINEER

Mr. Husain nominated CME Associates seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

PLANNING BOARD PLANNER

Mr. Bergh nominated T & M Associates, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

ADMINISTRATIVE OFFICER

Mr. Pollak nominated Donna Pignatelli, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

MEETING DATES.

Offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik

NEWSPAPER

Asbury Park as the first paper and the Star Ledge as the second paper. Offered by Mayor Hornik, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

REGULAR MEETING

P.B. 929-05 OLD MILLESTATES

This application was carried to the meeting of March 18, 2009, without further notice.

P.B. 977-06 – MORELLO PROPERTIES

This application was carried to the meeting of January 21, 2009, without further notice.

P.B. 1011-08 KNOWLEDGE BEGINNINGS

This application was carried to the meeting of March 4, 2009, without further notice.

A motion to approve/amend the minutes of December 17, 2008 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

P.B. 970-06 WILDFLOWER/ORLEANS HOME BUILDERS – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL & PRELIMINARY SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Pargament.

P.B. 1018-08 MARLBORO BASEBALL – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Sal Alfieri, Esq. represented the applicant. The site is a 6.9 acre tract with 494 feet of frontage along Tennent Road, approximately 1,730 feet northeast of the Wooleytown Road intersection, Block 120 Lots 21,22,23 & 24. The property is utilized by the Marlboro Little League and contains a two story building, an accessory shed, four baseball fields, and asphalt walkway, gravel parking areas, and two gravel access drives to Tennent Road.

The applicant is seeking approval to reconfigure the existing gravel parking areas, including an undisturbed area, and construct a gravel parking area, with 104 parking spaces with landscaped islands.

Entered into evidence was the following exhibit:

A-1 Sheet 6 – Landscape & lighting plan

Anthony Gallarano – P.E. from Two River Engineering was sworn in. The applicant is proposing the elimination of one existing access drive to Tennent Road. The other access to Tennent Road will be improved, consisting of a paved driveway apron. Also the widening of Tennent Road along the site frontage. They will also be adding additional lighting fixtures within the parking area.

Ira Slad – Fields & Grounds Manager was sworn in. He stated the hours of operation as 8:00 A.M. – 11:00 P.M. He said they will be installing a 6 foot high board –on-board fence along adjoining Lot 20 and a portion of Lot 25.01. They will use all necessary traffic control measures during tournaments.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mayor Hornik, seconded by Councilman LaRocca. In favor: Mr..Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

MAYOR HORNIK LEFT THE MEETING

P.B. 1026-08 DA SHORE – PUBLIC HEARING – WAIVER OF 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.

Sal Alfieri, Esq. represented the applicant. The site is located at 11 Burlington Drive in the R-1.5 zone, Block 206.03 Lot 6.

The applicant is proposing to convert a portion of the existing dwelling, approximately 728 s.f., to a home office for a pediatric therapist. Home professional offices and/or home occupations are permitted as a conditional use within this zone. They are not requesting any variances/waivers.

PUBLIC HEARING OPENED

The following residents voiced their concerns: Mrs. Ringel, Marty Wolfson, Arthur Singer, Mrs. Singer, Anthony NapalantinoCindy Bove, Mr. Charken, Mr. Corrao, Bruce Weiner, Russell Reeves, Gary Orlando, Lisa Collemi, Betty Wolfson.

The Board's professionals reviewed their reports and answered questions. The Board asked the applicant to return with more details and pictures of the house, walkway, entrance etc.

This application is being carried to the meeting of February 18, 2009, without further notice.

A motion to adjourn was offered by Mr. pollak, seconded by Mr. Gupta. One vote was cast.

Respectfully submitted

Donna Pignatelli