

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 5, 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. BERGH, MS. FERNANDEZ, MR. GUPTA, MR. JOSHI (LEFT MEETING 9:45) COUNCILMAN LAROCCA, MAYOR HORNIK, MR. JOSEPHS, MS. BAJAR, MR. HUSAIN

ABSENT... MR. BARENBURG, MR. SCHNURR

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

SALUTE THE FLAG

A motion to approve/amend the minutes of February 6, 2008 was offered by Mr. Bergh, seconded by Mr. Joshi. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Joshi, Councilman LaRocca, Mr. Josephs, Ms. Bajar, Mr. Husain.

CITIZENS VOICE

Pat Korbiak addressed the Board about ANJEC Road Show, which are courses available relating to stormwater resource issues, open space issues, environmental, shade tree, zoning flood hazard regulation and many more. They would do a course of choice for the Township.

Ms. Bajar will be sitting in for Mr. Barenburg and Mr. Husain will be sitting in for Mr. Schnurr.

MASTER PLAN RESOLUTION – OFFICIAL ADOPTION OF THE 2003 MASTER PLAN REEXAMINATION REPORT

The draft August 2003 Master Plan Reexamination Report was not officially adopted by the Planning Board after several hearings. Therefore, the Planning Board now has to officially adopt the

Reexamination Report and require it to be filed with the County of Monmouth and surrounding municipalities and the Township itself.

A motion in the affirmative was offered by Mr. Husain, seconded by Mayor Hornik. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Joshi, Councilman LaRocca, Mayor Hornik, Ms. Bajar, Mr. Husain, Mr. Josephs.

P.B. 1008-08 CRINE WEST, LLC – MINOR SUBDIVISION APPROVAL

This application is being rescheduled to the April 16, 2008 meeting, at the request of the applicant.

P.B. 994-07 JP MORGAN/CHASE BANK - 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.

The applicant was represented by Peter Carton, Esq. of Gibbons, P.C. The site is located on Route 9, between Bartram Road and Basser Drive and is in the C-3 zone. The property contains 35.9 acres. The site is in a developed shopping center (Pathmark Plaza) containing 297,350 sf., Block 268 Lots 55-57, 59-62, 65 & 80.

Currently the site contains a one story medical office building with parking for 52 vehicles. The applicant is proposing the demolition of the existing building to construct a one story 4,610 sf. bank with two drive thru lanes and parking for 44 vehicles.

The following professionals were sworn in:

- Michael Junghas – Project Engineer
- James Lally – Project Architect
- Duane Nelson – Traffic Engineer
- Jason Gresski – V. President of Operation for Chase Bank

The following exhibits were marked into evidence:

- A-1 Colored Site Plan dated February 13, 2008
- A-2 Overall Site Plan dated February 13, 2008
- A-3 Existing conditions dated November 14, 2007
- A-4 Close up of Landscaping Plan dated March 5, 2008
- A-5 Lighting Plan dated February 13, 2008
- A-6 Traffic Circulation Plan
- A-7 Outline of exceptions to Township staff reports
- A-8 Signed detail sheet
- A-9 Floor Plan of the Bank
- A-10 East & West Elevations
- A-11 North & South Architectural Elevations
- A-12 Colored Glossy
- A-13 Materials Board showing examples of brick
- A-14 Sign example Board

The Board considered the following reports from the Professionals:

- B-1 CME dated February 27, 2008
- B-2 Birdsall Engineering dated November 12, 2007
- B-3 Fire Sub Code Official dated July 31, 2007
- B-4 Marlboro Township Police dated July 25, 2007
- B-5 T & M dated February 28, 2008

Michael Junghas, Engineer from Vanasse Hangen Brustlin reviewed the site plan with the Board. He discussed the ingress/egress to the site and stated that the applicant will be working with Kohl's to create better circulation. He also discussed the drainage and parking. He said there will be a 4% reduction in impervious surface from the existing conditions at the site. The applicant will apply to the NJDOT for a letter of no interest with regard to access to the site. He agreed to address the comments from John Borden, Fire Official and Chief Holmes, Traffic and Safety. The existing vinyl fence will be removed and there will be other significant road improvements to the site. They agreed to the narrowing of the exit from the drive thru, with the requirement that all traffic would be a right turn only.

James Lally, Project Architect testified on behalf of the applicant. He stated that the bank's hours of operation will be 8:30 A.M. – 6:00 P.M. Monday through Friday and 9:00 A.M. – 2:00 P.M. on Saturday. The ATM will be a 24 hour operation. There will be 8 – 10 employees. There will be no more than 4 -5 cars queuing at the same time at the drive thru. He discussed the various elevations at the site. The Board members asked if they are proposing four signs, why is there a need for a pylon sign when these four signs can be seen from the road. Mr. Lally said the pylon sign would be much more visible from the road. The Board members pointed out that other banks in the same shopping center do not have a highway sign. The trash enclosure will have the same look as the bank building.

Duane Nelson, Traffic Engineer reviewed the circulation with the Board, stating that the volume of traffic will be less than currently existing on the site and there should not be a queuing problem with the drive thru. The applicant will agree to restripe the area including the nearby intersection in order to properly guide the traffic.

The Board asked Richard Cramer, Board Planner to discuss the number of signs being proposed and the variance for the pylon freestanding sign on Route 9. He asked that the applicant again review with the Board the positive and negative criteria for the sign.

Mr. Lally stated that the pylon sign would assist traffic in letting the public know where the bank is located. He said it does not have an adverse impact upon sight lines. The Board members made statements that no other bank in the center has the same type of sign and it would cause more problems with Route 9 clutter. The Board also pointed out that the applicant is proposing four signs, where only two are allowed. The applicant withdrew the portion of the application requesting the freestanding pylon sign.

The applicant agreed to comply with all the testimony placed on the record as well as all the requests of the Board members and Board professionals.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion to grant preliminary and final site plan approval was offered by Ms. Fernandez, seconded by Mr. Gupta. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Councilman LaRocca, Mayor Hornik, Ms. Bajar, Mr. Husain, Mr. Josephs.

Motion to adjourn offered by Mr. Bergh, seconded by Mayor Hornik. One vote was cast.

Respectfully submitted,

Donna Pignatelli