

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 4, 2008

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

MR. BERGH 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. BERGH, MS. FERNANDEZ, MR. GUPTA, MR. HUSAIN, COUNCILMAN LAROCCA, MAYOR HORNIK (ARR. 9:45), MR. HEGT, MR. POLLAK

ABSENT... MR. BARENBURG, MR. JOSHI, MR. JOSEPHS

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

Mr. Pollak will be sitting in for Mr. Barenburg.

A motion to approve/amend the minutes of May 7, 2008 was offered by Mr. Gupta, seconded by Mr. Pollok. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Husain, Councilman LaRocca, Mr. Pollak.

P.B. 1015-08 DI GIOVANNI – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL TO CORRECT A PROPERTY LINE

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Gupta, Councilman LaRocca, Mr. Pollak.

P.B. 939-05 HOLLAND – PUBLIC HEARING MINOR SUBDIVISION

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.

Charles Parker, Esq. represented the applicant. The site is located on the East side of Route 79, approximately 446 feet South of the School Road East intersection, Block 355 Lot 19. The applicant received Planning Board Approval in December 2005, but never filed the minor subdivision and the 190 days to perfect expired.

The plans have not changed in any respect from the plans reviewed and approved by the Marlboro Township Planning Board Engineer in December 2005.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Husain, seconded by Ms. Fernandez. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Husain, Councilman LaRocca, Mr. Hegt, Mr. Pollak.

P.B. 1000-07 MARLBORO TENNIS & TRAINING – 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 following were sworn in:

- A.J.Garito – P.E.
- Keith Barnett – Applicant
- Jerome Kerner _ Arcititect
- Kevin Verdon – Kevin’s Landscaping
- Edward Kolling – P.P.

The Board Professionals were sworn in.

Sal Alfieri, Esq. represented the applicant. The site is 7.8 acres with 194 feet of frontage along Amboy Road to the East, approximately 2,275 feet from Texas Road intersection, in the IOR Zone, Block 178 Lot 291. The site is currently vacant and wooded.

The applicant is seeking approval to construct a two story indoor tennis facility with an approximate floor area of 47, 165 sf. They are proposing six tennis courts, clubhouse/lounge, mezzanine area, office and meeting room.

An accessory shed approximately 10 x 23 feet is proposed, as well as a pedestrian drop off area along the eastern building façade. Access will be provided to the site via a 25 foot wide access

drive from Amboy Road. Parking has been proposed to accommodate 48 vehicles. The site will be serviced by public water and sanitary sewer. Two detention basins are proposed to handle the increase in stormwater runoff generated from the proposed improvements.

Entered into evidence were the following exhibits:

- A-1 Colored Rendering
- A-2 Floor Plan
- A-3 Colored Rendering/Landscape Plan
- A-4 Tax Map
- A-5 Four Photos

The applicant is requesting the following variances:

1. Minimum side yard setback to a principal building is 70 ft: side yard setbacks of 25 ft. and 51 ft. are proposed to the building
2. Minimum side yard setback to an accessory building is 50ft; 20 ft. is proposed to the accessory shed
3. No building or structure shall be erected within 150ft. of any front side or rear lot line that abuts a residential zone; 51 ft. is proposed to the tennis building from the adjoining Belmont Development
4. A landscaped buffer area 50 ft. in width shall be provided along any front, Side or rear lot line that abuts a residential zone
5. Each commercial use within a commercial zone, may erect one free standing sign. Applicant is proposing two signs

Ernie Peters, P.E. CME said the following variances are necessary:

1. Detached accessory buildings shall be located in other than a front yard, whereas, the proposed accessory shed is proposed within the front yard
2. No parking area or driveway shall be located within 150 ft. of any front, side or rear lot line that abuts a residential zone, 33 ft. is proposed to the parking areas from the adjoining Belmont Development

The applicant agreed to discuss all the Technical comments by the Board's Professionals.

PUBLIC HEARING OPENED

The Following residents spoke:

- V. Winecoor, Gregg Stern, Andy Parament, Igor Shetryn, Rocco Scutaro, Ron Santana, Amy Perel, Jennifer Bajar.

This application is being carried to the meeting of August 6, 2008, without further notice.

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

Respectfully submitted

Donna Pignatelli