

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 18, 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, MS. FERNANDEZ,
MR. HUSAIN, MR. JOSEPHS, COUNCILMAN LA ROCCA,
MR. HEGT, MR. POLLAK**

ABSENT... MR. GUPTA, MR. JOSHI, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Pollak will be sitting in for Mr. Gupta and Mr. Hegt will be sitting in for Mayor Hornik.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of May 21, 2008 was offered by Mr. Pollak, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Josephs, Councilman La Rocca, Mr. Pollak.

**ORDINANCE 2008-20 – AMENDING CHAPTER 84 – FENCES – PROPERTIES
ADJACENT TO ROUTE 18**

This ordinance adds a new section to permit fences up to 12 feet in height on property that has a side or rear yard adjacent to Route 18. The existing height limit is 6 feet. This ordinance will permit fencing or berms at an increased height in order to attenuate the visual impact and noise of Route 18 on residential lots.

Richard Cramer, P.P. stated that this ordinance is consistent with the Master Plan.

The Board had the following comments:

1. The ordinance should have a uniformity as to style and materials used for the fence so that when a person is drives down Route 18, the fence has an aesthetic continuity that does not violate land use parameters

A motion to approve was offered by Councilman La Rocca, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 939-05 HOLLAND – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

P.B. 988-07 AMBTEN – FINAL SITE PLAN APPROVAL

Sal Alfieri, Esq. represented the applicant. This application is for final approval to develop a 22,430 sq.ft. two story building containing 14, 700 sq.ft. of office space and 7,730 sq.ft. of warehouse space on an undersized lot in the IOR zone. Improvements to the site include 62 parking spaces, a silo, stormwater basin, retaining walls and other associated improvements. Access to the site will be provided by two driveways, one on Tennent Road and one on Amboy Road.

The site is 3.8 acres and is a corner lot with frontage along Tennent Road to the east and 228 feet of frontage along Amboy Road, Block 172 Lot 41. Freshwater wetlands are located within the northerly portion of the site.

Entered into evidence as A-1 were plans entitled”Preliminary & Final Site Plan, prepared By Concept Engineering dated April 9, 2008 last revised May 9, 2008”.

The building will primarily be used by the applicant for his own business which is garden irrigation and snow plow operations. The applicant has indicated that he will occupy 50% of the warehouse space and 25% of the office space.

The Board confirmed with the applicant that he is allowed to sell irrigation parts and supplies related to his ongoing irrigation business.

The applicant agreed to comply with all of the comments of the Board’s Professionals.

A motion in the affirmative was offered by Mr. Husain, seconded by Ms. Fernandez. In favor: Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak. Opposed: Mr. Barenburg. Abstain: Mr. Bergh

P.B. 1004-08 EFCO – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of July 16, 2008, without further notice.

P.B. 942-05 LANDKOR – PUBLIC HEARING – AMENDED SITE PLAN APPROVAL

This application is being carried to the meeting of July 2, 2008, without further notice.

P.B. 990-07 VERIZON – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN & CONDITIONAL USE

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.

Richard Stanzione, Esq. represented the applicant. The site is a 11.7 acre tract and has 51 feet of frontage along Harbor Road in the LC zone. The site is currently owned by the Marlboro Township Municipal Utilities Authority, and contains a 1 ½ story building, asphalt parking lot, pole barn and an are for the water company’s equipment, Block 171 Lot 71

The applicant is seeking approval to construct a 150 ft. high monopole transmission tower and mount a triangular array of 12 antennae at a centerline height of 148 ft. They are also proposing to construct an 11.5 ‘ x 30 ‘ equipment shelter building, meter board and equipment cabinet within a proposed 75’ x 75’ fenced compound having a gravel base.

The following Professionals were sworn in:

- Ernie.Peters, P.E.
- Richard Cramer, P.P.
- David Stern., P.E.
- Anthony Suppa, P.E.
- William Masters, P.P.

Entered into evidence were the following exhibits:

- A-1 Gap coverage diagram showing the intensity of cellular coverage for Marlboro Township of Marlboro dated May 1, 2007
- A-2 Gap coverage diagram showing the intensity of cellular coverage for Marlboro Township dated May 24, 2007
- A-3 Gap coverage close up diagram showing the intensity of cellular coverage Dated October 24, 2007
- A-4 Existing coverage diagram for the are
- A-5 Diagram showing the proposed coverage that the new tower will provide
- A-6 Radio frequency admission study dated March 14, 2007, reviewed by expert Dr. Bruce Eisenstein
- A-7 Site plan for the MUA property showing the location of the tower& associated outbuildings
- A-8 Close up site plan of location of the towers & equipment shelters
- A-9 Visual impact board showing how the tower would look from various

- points
- A-10 Visual impact board showing the tower's visual impact from additional angles
- A-11 Visual impact board showing the tower's visual impact from various angles
- A-12 Serial map of site

Mr. Stern, P.E. applicant's radio frequency engineer testified that Verizon has an obligation under the FCC to close all gaps in coverage as soon as possible. He said that this is the only location where a proper pole could be erected within the area. He said the application complies with all of the requirements for the conditional use of this site.

Mr. Suppa, P.E. reviewed with the Board how the pole would be built and if it ever failed, it would fall in on itself. He stated that the site would have emergency generators that will be tested once a month.

Mr. Masters, P.P. reviewed the guidelines for approval of a conditions use. He explained that this is a hardship since the size and shape of the property limited the positioning of the pole. He showed the visual impact of the tower by showing a floating balloon at 150 ft.

Mr. Peters and Mr. Cramer reviewed their reports and answered questions from the Board.

Dr. Bruce Eisenstein reviewed with the Board the standards for granting a conditional use of the site.

PUBLIC HEARING OPENED

The following people stated their concerns about this application:

Tricia, Comea, Jeff Gorman, Sharon Morganstern, Bruce Deshawn, Joseph Chapalinski
Madeline Zelezniki

The Board was concerned about the fact that the tower is located to close to a residential property and would be an eyesore. They also felt that the applicant did not prove that there were no other suitable properties for this tower. Also, the surrounding topography and foliage does not blend in with the tower.

A motion to deny was offered by Councilman La Rocca, seconded by Mr. Bergh. In favor : Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Hegt. Abstain: Mr. Pollak.

DISCUSSION

The Board agreed to let WOW Construction,LLC erect a temporary tent with signage to promote the new business. The Board granted an amendment to the resolution approved on February 20, 2008.

This amendment will allow the tent to remain on the property for no longer than 60 days.

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

Respectfully submitted

Donna Pignatelli