

MARLBORO TOWNSHIP PLANNING BOARD

=====
AUGUST 6, 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 LAROCCA,
MAYOR HORNIK, MR. HEGT, MR. POLLAK**

ABSENT... MR. GUPTA

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

Mr. Pollak will be sitting for Mr. Gupta..

Mr. Joshi addressed the Board stating that he will be resigning from the Board due to business commitments.

A motion to approve/amend the minutes of July 2, 2008 was offered by Mr. Pollak, seconded by Mr., Husain. In favor: Mr. Husain Mr. Josephs, Councilman LaRocca, Mr. Pollak.

A motion to approve/amend the minutes of July 16, 2008 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Josephs, Mr. Pollak.

DISCUSSION

Ken Pape addressed the Board regarding the Morello application. He said Ms. Morello has purchased the property which the easement went over. She will be amending her plan without any variances. The plan will be revised to change the easement to a public road. New plans will be submitted and a new public hearing will be scheduled.

P.B. 1004-08 EFCO – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE APPROVAL

This resolution will be carried to the meeting of August 20, 2008.

P.B. 1017-08 TOUBIN REALTY, LLC. – 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.

Kenneth Pape, Esq. represented the applicant. The proposed site is 5.1 acres with 200 feet of frontage along North Route 9, approximately 900 feet north of Route 520 in the C-4 zone. Currently the tract contains a three story office building to the east and a one story office building to the west. A 25 foot wide ingress drive and a 25 foot wide egress drive provide access to the site from Route 9, block 176 Lots 21 & 22.

The applicant is seeking approval to construct an approximately 113 s.f. three story addition to the existing three story office building, to enclose an existing outdoor stairway and landing areas.

The applicant agreed to address the comments from Mr. Peters’s report and Mr. Cramer’s report.

A,J. Garito, P.E. Two River Engineering will provide certification that the stairway is structurally sound.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

P.B. 1000-07 MARLBORO TENNIS & TRAINING – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

This application was first heard on June 4, 2008.

Sal Alfieri, Esq. represented the applicant. The proposed site is 7.8 acre tract with 194 feet of

frontage along Amboy Road to the east, approximately 2,275 feet from Texas Road intersection and the rear of the property contains 264 feet of frontage along Route 18, Block 178 Lot 291. The site is currently vacant and wooded.

The applicant is proposing a 2 story indoor tennis facility, with an approximate floor area of 47,165 s.f. which will contain 6 tennis courts, clubhouse/lounge, mezzanine area, office area and a meeting room.

They are also proposing an accessory shed, approximately 10 x 23 feet, as well as a pedestrian drop off area along the eastern side of the building.

Access will be provided to the site via a 25 foot wide access drive from Amboy Road. The parking lot is designed to accommodate 48 vehicles.

A.J. Garito, PE. testified regarding the variances/waivers. Most of the variances are due to being adjacent to a residential zone.

Entered into evidence were the following exhibits:

- A-1 Architectural rendering of the ICA Sports dated May 16, 2008
- A-2 Floor plan dated April 9, 2008
- A-3 Colored rendering of the landscape plan dated March 8, 2008
- A-4 Tax map picture of the property & surrounding area
- A-5 Colored rendering of -1 with four pictures showing different elevations
- A-6 Architectural plan dated July 23, 2008
- A-7 Site plan showing three cross sections
- A-8 Colored rendering of landscape plans dated June 27, 2008
- A-9 Topographic map modified to show the building
- A-10 Landscape plan
- A-11 List of types of trees to be used in the buffer area

Ernie Peters, P.E. Planning Board Engineer reviewed his report and answered questions from the Board.

Richard Cramer, P.P. Planning Board Planner reviewed his report and answered questions from the Board.

The applicant agreed to address all of the concerns of the Board Professionals.

Edward Kohling, P.P. testified that in the IOR zone this indoor sports facility is more appropriate near a residential area than a warehouse. The variances being requested are because the site is adjacent to a residential zone.

Many of the Board members had concerns regarding the impact of the site upon the neighboring properties.

PUBLIC HEARING OPENED

The following from the public spoke:

Valdimir Winecoor, Greg Stern, Andy Pargament, Rocco Scuttero, Ron Santana, Amy Perel, Jennifer Bajar, Cliff Greenhouse

PUBLIC HEARING CLOSED

The Board agreed to grant an approval with the requested variances/waivers stating that the applicant has created a desired use that will be buffered from adjoining property owners.

The applicant will submit a plan for review showing compliance with the professional reports and conditions set in the resolution.

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

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

Respectfully submitted

Donna Pignatelli