

**MARLBORO TOWNSHIP PLANNING BOARD**

=====  
**AUGUST 20, 2008**  
=====

**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.GUPTA, MR. POLLAK, MR. HUSAIN, MR. JOSEPHS, MR. PERGAMENT, COUNCILMAN LA ROCCA, MAYOR HORNIK**

**ABSENT... MR. HEGT**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

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

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

**P.B. 1017-08 TOUBIN – MEMORIALIZATION OF RESOLUTIN GRANTING WAIVER OF SITE PLAN APPROVAL**

This resolution will be memorialized at the meeting of September 17, 2008.

**ORDINANCE 2008 – 27 REZONING CERTAIN LOTS TO MFD – IV IN ACCORDANCE WITH THE SETTLEMENT AGREEMENT WITH OHAD ASSOCIATES**

This ordinance is being carried to the meeting of September 17, 2008 for further discussion.

**RESOLUTION 2008-268 AUTHORIZING AND DIRECTING THE PLANNING BOARD TO EXAMINE AND CONDUCT A PRELIMINARY INVESTIGATION AS TO WHETHER BLOCK 180 LOT 14 SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT**

Richard Cramer addressed the Board. He said the request of the Council will require follow up action by the Planning Board to oversee the investigation and to prepare a map of the are to be investigated. Prior to making a determination, the Board must provide a public noticed and hold a public hearing. After the hearing, the Board will makes its determination and submit their recommendation to the Council.

**P.B. 970-06 WILDFLOWER/ORLEANS HOME BUILDERS – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION & SITE PLAN**

This application is being carried to the meeting of September 17, 2008, without further notice.

**P.B. 1013-08 BR ELECTIC – WAIVER OF SITE PLAN**

Ms. Fernandez stepped down from this application.

Cheryl Hammel, Es. Represented the applicant. The proposed lot is 16,389 s.f. and contains 81 feet of frontage along Route 79, approximately 300 feet north of the Vanderburg Road intersection in the C-1 zone, block 218 Lot 8. Currently the site contains a two story dwelling with associated walks, a shed and a gravel drive which leads to a parking area.

The applicant is seeking approval to convert this office to a beauty salon. The salon will contain no more than two styling chairs and one operator/employee.

The applicant has not requested any variances/waivers and none appear necessary.

Entered into evidence were the following exhibits:

- A-1 Floor plan – 1<sup>st</sup> floor existing
- A-2 Floor plan – 2<sup>nd</sup> floor existing
- A-3 Proposed floor plan – 1<sup>st</sup> floor
- A-4 Proposed floor plan – 2<sup>nd</sup> floor
- A-5 Picture – proposed sign
- A-6 Site Plan

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

**P.B. 997-07 PESCE PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL**

Mr. 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. Michael Bruno, Esq. represented the applicant. The site is 7.9 acres and is located at the intersection of Conover Road and Gallya Grove in the R-40AH zone, Block 160.03 Lot 16. The site has 250 feet of frontage along Conover Road and 335 feet of frontage along Gallya Grove. The property is currently developed as a landscape/nursery use.

Mr. Wensen, Abbington Associates testified for the applicant. They are seeking approval to remove the existing site improvements and to subdivide the property into five new lots, four lots for proposed residential development and one lot for stormwater. A proposed 790 foot long cul de sac roadway, which will intersect along Gallya Grove approximately 190 feet west of the Conover Road right of way, will provide access to the lots. Public water and sewer will be extended to the site from the existing mains located in Gallya Grove. A detention basin which will be located along the Conover Road frontage will handle the increase in stormwater runoff.

The applicant is requesting the following variances:

1. The minimum lot frontage of a corner lot is 200 feet, the following frontages are proposed:
  - 176 feet is along Gallya Grove on Lot 1
  - 108 feet is along Gallya Grove on Lot 2
2. The minimum lot width for corner lot is 200 feet, the following widths are proposed
  - 187 feet for Lot 1
  - 170 feet for Lot 2

The applicant has not requested any design waivers. They will also be subject to the requirements of the RSIS.

The applicant agreed to address all of the comments and technical issues requested by the Board's Professionals.

The Board asked the applicant to submit a Phase I report.

This application is being carried to the meeting of September 17, 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