

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 7, 2009
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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, 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, MR. BETOFF, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK(ARR.8:25, LEFT 9:00), MR. HEGT, MR. PARGAMENT

ABSENT... MR. GUPTA, MR. HUSAIN, MR. POLLAK

PROFESSIONALS PRESENT... MR. CRAMER, MS. FLOR, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

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

A motion to approve/amend the minutes of September 2, 2009 was offered by Mr. Bergh, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Mr. Hegt, Mr. Pargament.

P.B. 997-07 PESCE – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs.

ORDINANCE 2009-29 – AMENDING CHAPTE 84 – FLOOD HAZARD MITIGATION

The NJDEP has requested that the Township revise this ordinance to make it consistent with the State requirements.

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

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

A motion to prepare a resolution was offered by Mr. Bergh, seconded by Mr. Hegt. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Councilman La Rocca, Mr. Hegt, Mr. Pargament.

ORDINANCE 2009-32 – AMENDING CHAPTER 84 – REZONING CERTAIN LOTS ON BEACON HILL RAID & OLD FARM ROAD FROM LC TO R-80

Richard Cramer, P.P. said the inclusion of these lots in the LC zone to require a 5 acre minimum lot size was pursuant to the recommendations of the Master Plan adopted in February 2005 and amended in March 2007.

The property owners are all related and the reversion to R-80 is subject to a restriction agreed to be the property owners to limit the development of the property during the lifetime of the property owners for a ten year period, giving the Township a right of refusal to acquire the properties for open space, farm preservation or recreation.

A motion in the affirmative was offered by Councilman LaRocca, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

A motion to prepare a resolution was offered by Mr. Hegt, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

P.B. 1043-09 DALLENBACH SAND – PUBLIC HEARING – MINOR SUBDIVISION & PRELIMINARY & FINAL 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.

Sal Alfieri, Esq. represented the applicant. The applicant is seeking approval for minor subdivision and preliminary and final site plan approval to subdivide existing Lots 27.02 & 27.02, into two new

lots. One lot is proposed for a 11,880s.f. general retail building and a 3,000 s.f. bank with four drive thru lanes. The second lot is proposed for a 12,900 s.f. CVS Pharmacy with two drive thru lanes.

Entered into evidence were the following exhibits:

- A-1 Colored aerial of site with overlay
- A-2 Overall site plan rendering
- A-3 Scaled version of "A-2"
- A-4 Traffic stacking plan for bank
- A-5 Architectural

Jeffrey Spalt, P.E. Dynamic Engineering was sworn in. He described the overall application stating the site consists of 18.22 acres and is located at the intersection of Route 79 and Lloyd Road in the C-2 zone, Block 122 Lots 27.01 & 27.02. Existing Lot 27.01 is a vacant wooded lot and existing Lot 27.02 is a residential flag lot which contains a single family dwelling. The applicant proposes to raze the dwelling.

The northerly portion of the site will house the CVS Pharmacy with a drive thru window. The southerly portion will house the bank and retail building. The applicant is seeking preliminary and final approval for this portion of the site.

The applicant is requesting preliminary approval for the office complex and bank portion of the site.

The traffic light currently at the intersection of Route 79 and Lloyd Road will be modified to accommodate the access point for the new development. That plan will have to be approved by the NJDOT.

Parking was planned with 20 spaces for the bank, 62 spaces for the retail building and 82 spaces for the Pharmacy. The proposed number of spaces exceeds the number required by the Township ordinance.

John Borden, Fire Code Sub Official, stated in is report that they have concerns as to the location of the parking being too close to the building. The applicant agreed that the parking could be flipped to the opposite side of the building to address his concern.

The proposed stormwater management systems meet he state and Township requirements. The site will be serviced by public sewer and water.

The Board had questions about the location of the stormwater infiltration field to the proximity of the Imperial Oil Superfund site. Mr. Spalt said that site is to the south of the property and the lot is separated from Imperial Oil by several hundred feet. The Imperial Oil site is being cleaned up by the federal government. A fence and a barrier wall will be installed by the EPA to separate the sites.

Gary Dean, Traffic Consultant for the applicant stated that the traffic service level at the site is "C", which is better than the current level of "D". Improvements to the road as a result of this project

would improve traffic conditions in the area. One improvement will be the installation of a left turn lane from Lloyd Road to Route 79. The NJDOT has deemed this plan complete and released its first round of review comments with only minor technical changes.

PUBLIC HEARING OPENED

The following spoke:

Aramed Bila – 495 Route 79

He owns the house next door to the site and is concerned about truck deliveries to the site.

PUBLIC HEARING CLOSED

Members of the Board said they are not comfortable granting final site plan for the portion of the property that does not yet have tenants.

The applicant stated they are satisfied to receive final approval for the CVS Pharmacy portion of the site and would return to the Board for final approval for the rest of the site when they have tenants.

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Josephs, Councilman La Rocca, Mr. Hegt. Mr. Pargament.

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

Respectfully submitted

Donna Pignatelli