

MARLBORO TOWNSHIP PLANNING BOARD

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SPECIAL
JULY 13, 2010

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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. GUPTA, MR. JOSEPHS, COUNCILMAN LA ROCCA (ARR.8:45), MAYOR HORNIK (ARR.8:25), MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. BETOFF, MR. POLLAK, MR. HEGT

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

SALUTE THE FLAG

Mr. Josephs announced the resignation of Mr. Husain effective as of June 18, 2010.

Mr. Pargament will be sitting in for Mr. Betoff and Mr. Rosenwald will be sitting in for Mr. Husain.

CITIZENS VOICE

No one from the public spoke.

The adoption of the minutes of June 6, 2010 was carried to the meeting of July 21, 2010.

P.B. 999-07 MARLBORO HILLS ESTATES – MEMORIALIZATION OF RESOLUTION

Carried to the meeting of July 21, 2010.

P.B. 1044-09 CRYSTAL COVE ESTATES – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In

favor: Mr. Barenburg, Mr. Gupta, Mr. Josephs, Mr. Rosenwald, Mr. Pargament.

P.B. 1048-09 B & O MARLBORO/STEWARTS – PUBLIC HEARING – MINOR 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.

Salvatore Alfieri, Esq. represented the applicant. The site is located at the intersection of Route 520 and Route 79 in the A & P Shopping Center, Block 207 Lot 20.

On December 16, 2009 , the applicant was granted a Waiver of Site Plan approval to permit a Stewart’s Restaurant within the shopping center. The restaurant is proposed to be located between the Marlboro Liquor store and the former Poet’s Pharmacy.

The applicant is seeking approval to permit outdoor seating.

Entered into evidence was the following exhibit:

A-1 Outdoor floor plan dated July 2, 2010

Ralph Marinello testified as one of the principals of B & O Marlboro(Stewarts). He said there will be four tables with a total of eight outdoor seats. The tables will be brought outside when the restaurant opens. There will be bollards placed between the seating area and the parking lot. He stated that this part of the shopping center is suitable for outdoor seating in that it is set back further from the parking lot than other stores and restaurants. He stated that there will be waitress service for the tables and the hours of operation will be the same as the restaurant’s hours.

Mr. Peters and Mr. Cramer stated that there concerns have been addressed.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

AMENDED FAIR SHARE PLAN – PUBLIC HEARING - PROPOSED ADOPTION TO THE MARLBORO TOWNSHIP’S MASTER PLAN

Susan Gruel, from Heyer , Gruel & Associates presented and discussed the Revised Housing Element and Fair Share Plan with the Board. She said municipalities in New Jersey are required to include a housing element in their Master Plan. The main purposed of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the

municipality's low and moderate income housing needs.

PUBLIC HEARING OPENED

The following residents spoke:

Caryn Smeltzer – 64 Petra Drive
Janice Marsh – 26 Flason Lane
Michael Klass – 510 Bittersweet Drive
Mr. Szatmari – 414 Texas Road

PUBLIC HEARING CLOSED

The Planning Board agreed that the revised Fair Share Plan is consistent with the goals and objectives of the March 2007 Master Plan.

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Josephs, Councilman La Rocca, Mayor Hornik, Mr. Rosenwald. Abstain: Mr. Pargament.

A motion to prepare a resolution adopting the revised Fair Share Plan was offered by Mr. Rosenwald, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Josephs, Councilman L Rocca, Mayor Hornik, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli