

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 20, 2011
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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. PARGAMENT,
MR. POLLAK, COUNCILMAN LA ROCCA, MAYOR HORNIK,
MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. BETOFF, MR. GUPTA, MR. JOSEPHS

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Betoff and Mr. Messinger will be sitting in for Mr. Gupta.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of June 15, 2011 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1056-11 RAYMOND RYAN – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik Mr. Messinger, Mr. Rosenwald.

P.B. 1057-11 OUTDOOR MEDIA SYSTEMS – MEMORIALIZATION OF RESOLUTION GRANTING A CONDITIONAL USE

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Rosenwald. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1028-08 SHAMROCK/FIRESIDE BAR & GRILL – MEMORIALIZATION OF AMENDED RESOLUTION

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

ORDINANCE 2011-21 TEMPORARY POLITICAL SIGNS

The Council introduced this ordinance amending the development regulations controlling the placement of temporary political signs within the Township.

The amendment limits the future placement of such signs within the Townships public right-of-way to 200' from the center point of the intersection. The amendment also controls the number, size, and spacing of a candidate's signage displayed at the intersection.

Mr. Cramer, P.P. said it is his opinion that this ordinance is consistent with the goal and objectives of the Master Plan of the Township.

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Barenburg, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1059-11 PAUL/SHLIOMOVICH - PUBLIC HEARING – MINOR SUBDIVISION

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.

Rick Brodsky, Esq. represented the applicant. The applicants are requesting minor subdivision approval to adjust the common lot line between two single detached dwellings located on Block 332 Lot 12.01 (Maple Street) and Lot 12.03 (Totten Court).

Lot 12.01 will be reduced in size from 31,512 s.f. to 26,706 s.f. and the frontage along Maple Street will be reduced to 145 feet. All existing site improvements are to remain.

Lot 12.03 will increase in size from 20,901 s.f. to 25,706 s.f. The proposed lot will contain reverse frontage of 142 feet along Totten Court and 32 feet along Maple Street. All existing site improvements are to remain.

Entered into evidence was the following exhibit:

A-1 Survey of the properties dated 4-5-11

PUBLIC HEARING OPENED

Richard Leonard – 2 Maple Street

Lynn Michaels – 3 Maple Street

PUBLIC HEARING CLOSED

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

Mayor Hornik left the meeting

P.B. 1040-09 DR. COHEN – PUBLIC HEARING – AMEND 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.

Pasquale Menna, Esq. represented the applicant. The site is located on Route 79 approximately 528 feet north of Brown Road intersection, Block 151 Lot 11.

The applicant received Preliminary and Final Site Plan approval per resolution dated March 17, 2010, to remove the existing stone driveway, deck, pool and patio areas, and convert, renovate and expand the existing 1 story dwelling into a dental office.

The following exhibit was entered into evidence:

A-1 Colored rendering of the site

The applicant is now seeking Amended Preliminary and Final Site Plan approval for the site and has proposed the following revisions to the approved improvements:

1. Remove approximately 310 s.f. from the existing detached garage
2. Relocate the area approximately 50 feet toward the east closer to the house/dental office
3. Eliminate a portion of the retaining wall along the southerly access drive, the grading will be modified
4. Eliminate the retaining wall near the basin, the grading will be modified

PUBLIC HEARING OPENED

Lisa Bowers - 388 Route 79

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mr. Messinger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli