

MARLBORO TOWNSHIP PLANNING BOARD

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AUGUST 3, 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. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. ROSENWALD

ABSENT... MR. BETOFF, MR. GUPTA, MR. PAGAMENT, MR. MESSINGER

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Gupta.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of July 20, 2011 was offered by Mr. Rosenwald seconded by Councilman LaRocca.. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald.

P.B. 1040-09 DR. COHEN – MEMORIALIZATION OF RESOLUTION AMENDING SITE PLAN

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

P.B. 1059-11 PAUL/SHLIOMOVICH – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL/LOT LINE ADJUSTMENT

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

P.B. 1060-11 RABBI SHIRA STERN – PUBLIC HEARING – 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.

Salvatore Alfieri, Esq. represented the applicant. The site is located at 38 Longfellow Terrace in the R-20 zone, Block 276 Lot 3.

The applicant is seeking approval to provide a private counseling service within the existing dwelling. The services would occur approximately 12 – 15 hours per week and there will be no more than one or two vehicles present at any given time. There are no site improvements proposed with this application.

A home occupation is a permitted conditional use within the R-20 zoning.

Rabbi Stern testified that she conducts pastoral counseling services for bereavements and marriages. She will not employ any staff and sees 10 -12 patients per week, couples and individuals but no groups.

The Board thought it would be better to allow people to park in front of the house and use the front door entrance, since the driveway is steep.

PUBLIC HEARING OPENED

The following public testified:

- Alex Picon – 8 Bonnet Drive
- Maria Picon – 8 Bonnet Drive
- George Picon – 8 Bonnet Drive
- Linda Feliccutti – 37 Long fellow Terrace
- Ed Young – 1 Evergreen Terrace
- Jean Taylor – 11 Bonnet Drive
- Roxanne Yankovich – 5 Bonnet Drive

PUBLIC HEARING CLOSED

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

Abstain: Mr. Pollak, Opposed: Mr. Rosenwald

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

Respectfully submitted

Donna Pignatelli