

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 5, 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. BETOFF,
MR. PARGAMENT, MR. POLLAK, MR. JOSPEHS, MR. HEGT
MR. ROSENWALD**

**ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MAYOR HORNIK,
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.

**P.B. 1063-11 JERSEY OUTDOOR MEDIA –CONTINUED PUBLIC HEARING –
CONDITIONAL USE**

Salvatore Alfieri Esq. represented the applicant. This is a continued Public Hearing for a Preliminary and Final Site Plan and Conditional Use. The site is located along the east side of Route 9 approximately 2,650 feet north of Route 520, in the C-4 zone, Block 176 Lot 12. The property currently contains a multi-tenant, 1 story retail/warehouse building with paved parking to accommodate 32 vehicles.

The applicant is seeking approval to construct a double faced billboard sign on the site. The billboard will be constructed as two parallel sign faces on a support column and will be located

within a curbed peninsula with concrete bollards between parking spaces.

John Ploskonka, P.E. entered into evidence the following exhibits:

- A-1 Site Plan dated August 9, 2011
- A-2 Aerial photo
- A-3 Letter from Concept Engineering
- A-4 Revised plan dated September 21, 2011

Mr. Ploskonka stated to the Board that the applicant had met with the Board's Professionals and Traffic & Safety regarding issues that arose at the meeting of September 7, 2011. He stated that the center pole for the billboard has been moved. He discussed the issues regarding clearance under the billboard, a solution for falling ice, and lighting. He said the applicant agreed that the ladder will be moved to 16 feet high so that it could not be used by trespassers. He also stated that the billboard location and installation will conform with the Conditional Use standards of the ordinance.

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

P.B. 1065-11 SHELLY & PHYLISS ROGERS – PUBLIC HEARING – 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 along the east side of Route 9, approximately 2,650 feet north of the Route 520 intersection in the C-4 zone, Block 176 Lot 12. The site currently contains a multi tenant, 1 story retail/warehouse building with paved parking to accommodate 32 vehicles.

The applicant is proposing to convert the existing warehouse portion of the rear of the building to additional retail use. Additional parking is proposed near the southeast rear property corner and along the rear of the front portion of the existing building to provide parking for 38 vehicles.

The applicant is proposing to extend sanitary sewer service to the building, previously utilizing septic disposal, via of a lateral connection existing on the adjoining Lot 11.

John Ploskonka, P.E. testified on behalf of the applicant.

Entered into evidence was the following exhibit:

- R-1 Overall Site Plan

Mr. Ploskonka discussed the following variances that are being requested.

1. Maximum percentage impervious lot coverage is 60%, 81.9% is proposed
2. Minimum driveway of 20 feet is required , approximately 14 feet is proposed
3. No parking shall be allowed within 30 feet of the outer walls of structure,

additional parking spaces are proposed within 30 feet

PUBLIC HEARING OPENED

Joe Drago – 404 Atlantic Avenue

Owns property on the south side of the proposed site and is concerned about the water flow off the site.

PUBLIC HEARING CLOSED

Several Board members were concerned about issues concerning lighting, parking, landscaping and the type of retail that would be located at the site. They were also concerned about how the porous pavement would work.

The applicant agreed to work with John Borden, Fire Sub Code Official, regarding the parking layout in the rear of the building. They also agreed to submit a parking plan and a maintenance plan for the porous pavement that will be installed.

A motion in the affirmative to grant Preliminary Site Plan Approval was offered by Mr. Pargament, seconded by Mr. Rosenwald. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli