

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 7, 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(arr.8:15), MR. GUPTA (arr.8:45), MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MR. HEGT, MR. MESSINGER, MR. ROSENWALD

ABSENT... MAYOR HORNIK

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes October 5, 2011 was offered by Mr. Pargament, seconded by Mr. Rosenwald. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Rosenwald.

A motion to approve/amend the minutes of November 2, 2011 was offered by Mr. Rosenwald, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1063-11 JERSEY OUTDOOR MEDIA – MEMORIALIZATION OF RESOLUTION GRANTING A CONDITIONAL USE (Block176 Lot 12)

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Pargament. In favor: Mr.

Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Rosenwald.

P.B. 1065-11 SHELLY & PHYLISS ROGERS – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY SITE PLAN APPROVAL

A motion to approve was offered by Mr. Barenburg, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Betoff, Mr. Pargament, Mr. Josephs, Mr. Hegt, Mr. Rosenwald. Abstain: Mr. Bergh, Mr. Pollak.

P.B. 1066-11 JERSEY OUTDOOR MEDIA – MEMORIALIZATION OF RESOLUTION GRANTING A CONDITIONAL USE(Block 268.01 Lot 41.01)

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

P.B. 1061-11 G.S. REALTY – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SUBDIVISION

This application is being carried to the meeting of December 21, 2011, without further notice.

P.B. 1052-10 ROUTE 9 REALTY – EXTENSION OF CONDITION OF APPROVAL

Kenneth Pape, Esq. represented the applicant. The applicant received Final Approval by resolution dated December 1, 2010. The applicant is requesting an extension of condition 16F, which requires them to secure a building permit one year from approval. They are still waiting for additional outside agency approvals and therefore, are requesting an extension of this condition until December 1, 2012.

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

P.B. 1065-11 SHELLY & PHYLISS ROGERS – FINAL SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The site is located on Route 9 North approximately 2,650 ft. north of the Route 520 intersection in the C-4 zone, Block 176 Lot 2.

On October 5, 2011 the applicant was granted Preliminary Site plan approval to convert the existing warehouse portion of the rear of the building to additional retail use.

John Ploskonka, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

A-1 Overall Site Plan

He stated that the parking will be altered to pave the septic field and to provide six additional parking spaces. The rear of the building will be converted from warehouse to retail space. He also stated that the landscaping will be upgraded. There will be no medical use and no tractor trailer

traffic on site. He agreed to meet with the Board Engineer to produce a parking study and would use pervious paving to address water absorption and runoff.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

The Board had many concerns regarding parking, lighting and types of retail located at this site. They also feel that the applicant has not addressed the issues of overall operations on the site, number of tenants, number of employees and truck/trailer traffic and loading space. The applicant still has not addressed many comments from the CME and T & M reports.

A motion was offered by Mr. Betoff, seconded by Mr. Pargament. Roll call was as follows:
Deny: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Messinger. Approve:
Mr. Josephs, Councilman LaRocca, Mr. Hegt.

Application denied.

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

Respectfully submitted

Donna Pignatelli