

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MARCH 7, 2012**  
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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERRY BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. BERGH 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. GUPTA, MR. PARGAMENT, MR. MESSINGER, MR. ROSENWALD**

**ABSENT... MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. ELMANSOURY**

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

**SALUTE THE FLAG**

Mr. Rosenwald will be sitting in for Mr. Josephs and Mr. Messinger will be sitting in for Mr. Pollak.

**CITIZENS VOICE**

The following residents spoke:

- Jim Carlson – 31 Baldwin Avenue
- Louise Carlson – 31 Baldwin Avenue

A motion to approve/amend the minutes of February 1, 2012 was offered by Mr. Betoff seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

The approval/amend the minutes of February 15, 2012 is being carried to the meeting of March 21, 2012.

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

This application is being carried to the meeting of March 21, 2012, without further notice.

**P.B. 1068-11 JERSEY OUTDOOR MEDIA – CONTINUED PUBLIC HEARING CONDITIONAL USE**

Salvatore Alfieri, Esq. represented the applicant. The site is located at the intersection of Route 79 and Ryan Road in the C-5 zone, Block 413 Lot 25.

The applicant is proposing to construct a double-sided billboard sign within an existing grass area. The sign will be setback 20 feet from the Ryan Road right-of-way and 21 feet from the Route 79 right-of-way. The sign will be mounted on a single pole having an overall height of 45 feet.

John Ploskonka, P.E. testified on behalf of the applicant. He stated that the plan was altered on the board's recommendations at the December meeting. The applicant agreed to display only one advertisement on each side of the billboard.

Several Board members feel that the billboard could cause a traffic hazard in the location.

The applicant's attorney said that they comply with every condition of the ordinance and there is nothing in the ordinance that prohibits signs at intersections.

A motion was offered by Mr. Rosenwald, seconded by Mr. Pargament. In favor: Mr. Bergh. Opposed: Mr. Barenburg, Mr. Pargament, Mr. Messinger, Mr. Rosenwald. Application denied.

**P.B. 1069-11 OUTDOOR MEDIA SYSTEMS, LLC – CONTINUED PUBLIC HEARING CONDITIONAL USE**

John Giunco, Esq. represented the applicant. The site is located along the west side of Route 9 South, approximately 1,243 feet north of Route 520 in the C-4 zone, Block 175 Lot 11.

The applicant is proposing to construct a double faced billboard sign on the subject property. The sign will be 14 ft. x 48 ft with a three foot wide catwalk along the bottom of each sign face. The sign will be mounted on a single pole with a 29 foot ground clearance to the catwalk and a total height of 45 feet. It will be setback 20 feet from the Route 9 right-of-way.

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

**P.B. 452-88A-2 NORTHPOINTE – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SITE PLAN**

This is the fourth meeting regarding this application.

Henry Kent-Smith, Esq. represented the applicant. The tract is 47.66 acres and is a vacant mostly wooded site with frontage on Lloyd Road in the MFD IV zone, Block 143 Lots 1.02 & 12.

The applicant is seeking approval to construct 300 multifamily dwelling units and 85 affordable multifamily dwelling units, consisting of 20 buildings, pool and a clubhouse.

Mr. Kent-Smith said the applicant has filed a Major Subdivision application because of the dedication of Thornton Avenue and Cayuga Way. The dedication of that road will act to recreate lots. It is the applicant's intention to complete the site plan application before the Board and then consider the subdivision plan.

Mr. Christopher Rosati, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-10 Boundary & topographical Survey
- A-11 Aerial Exhibit dated February 22, 2012
- A-12 Colored rendering of Sheet 343

Mr. Rosati discussed the proposed site plan, the property constraints and related site information.

Mr. Bergh suggested that a site visit would be a good idea for the Board to be able to visit the site, but not as a group.

#### PUBLIC HEARING OPENED

The following spoke:

Michelle Devanny – 11 Warren Drive

#### PUBLIC HEARING CLOSED

This application is being carried to the meeting of March 21, 2012, without further notice.

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

Respectfully submitted

Donna Pignatelli