

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 6, 2012

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERALD 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. ELMANSOURY, MR. MESSINGER,
MR. ROSENWALD**

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

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

SALUTE THE FLAG

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

CITIZENS VOICE

The following resident spoke:

Daniel Matarese – 485 Texas Road – Morganville

A motion to approve/amend the minutes of May 2, 2012 was offered by Mr. Barenburg, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

A motion to approve the following Resolutions was offered by Mr. Pargament, seconded by Mr. Messinger. One vote was cast.

- 1028-08 FIRESIDE BAR & GRILL- WAIVER OF SITE PLAN**
- 1076-12 MOE’S SOUTHWEST GRILL – WAIVER OF SITE PLAN**
- 1056-11 RAYMOND RYAN – EXTENSION OF TIME**
- 1053-10 CAMELOT - GRANTING FINAL MAJOR SITE PLAN**

P.B. 1071-12 CBS OUTDOOR – PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

Reginald Jenkins, Esq. represented the applicant. The site is located on the northbound side of Route 9, approximately 900 feet north of Route 520 intersection in the C-4 zone, Bloc176 Lots 21 & 22. Currently the tract contains a three story office building and a one story office building further west.

Joseph Sparoe, P.E. from Dynamic Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Pictures showing the west side of Route 9 & south side of Texas Road
- A-2 Aerial map showing intersection where billboard will be located
- A-3 Colored billboard sign showing location of billboard

The applicant is proposing to construct a double faced (V style) billboard sign within a grassed area toward the front of the property. Each sign face of the billboard will be 672 s.f. with a three foot wide catwalk along the bottom of each sign face. The billboard sign will be a cantilevered single pole mounted with a 28 foot ground clearance to the catwalks. A ladder for the billboard will be placed 16 feet above the ground so that it cannot be accessed by the public.

Paul Ricci, P.P. testified that the billboard complies with all of the conditional use standards contained in Marlboro’s ordinance.

Ms. Neumann reviewed her report and answered questions from the Board.

PUBLIC HEARING OPENED

Dan Materese – 40 Texas Road

PUBLIC HEARING CLOSED

A motion to approve was offered by Mr. Rosenwald, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Elmansoury, Mr. Messinger, Mr. Rosenwald. Opposed: Mr. Pargament

P.B. 1072-12 CBS OUTDOOR - PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

Reginald Jenkins, Esq. represented the applicant. The site is located along Route 9 South & Texas Road in the C-4 zone, Block 175 Lot 1. Currently the site contains a CVS Pharmacy and a multi tenant strip building.

Joseph Sparoe, P.E. from Dynamic Engineering testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Pictures showing what billboard will look like from Route 9 north
- A-2 Aerial map showing intersection of Route 9 & Route 520
- A-3 Colored version of billboard showing location

The applicant is proposing to construct a double faced (V style) billboard sign within a grassed area along the east side of the access drive from Route 9. Portions of the billboard will overhang an existing parking area as well as the access drive. Each sign face of the billboard will be 672 s.f. with a three foot wide catwalk along the bottom of each sign face. The billboard sign will be a cantilevered single pole mount with a 28 foot ground clearance to the catwalks. A ladder will be placed 16 feet above ground so that it could not be accessed by the public.

Paul Ricci, P.P. testified that the billboard complies with all of the conditional use standards contained in Marlboro's ordinance.

Ms. Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

Dan Materese – 40 Texas Road

PUBLIC HEARING CLOSED

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

P.B. 1079-12 MAPLE TREE PLAZA – PUBLIC HEARING – AMENDED PRELIMINARY & FINAL SITE PLAN

Michael Herbert, Es. 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.

Gerald Sonnenblick, Esq. represented the applicant. The site is 12.1 acres and contains frontage along Route 79 to the east and approximately 234 feet of frontage along Old Mill Road in the C-5 zone, Block 413 Lot 35. Currently the site contains a 2 story multi tenant commercial building with parking for 131 vehicles.

On December 18, 2002 the applicant was granted Preliminary & Final Site Plan approval to construct five buildings.

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

A-1 Colorized site plan

The applicant is seeking Amended Preliminary & Final Site Plan approval to decrease the proposed area of the daycare from 10,360 s.f. to 8,658 s.f. and to construct a 2,018 s.f. building addition to the existing multi-tenant building. There are no variances/waivers being requested.

Laura Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

No one from the spoke.

PUBLIC HEARING CLOSED.

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

**P.B. 1073-12 JMP MARLBORO RETAIL UNIT2, LLC – PUBLIC HEARING
CONDITIONAL USE & PRELIMINARY & FINAL 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 the intersection of Route 9 and Route 520 in the C-4 zone, Block 175 Lot 14.01. Currently the property contains Lowe's store, a pad site and paved parking.

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

A-1 Site Plan

A-2 Sheet 2 of site plan

The applicant is proposing to construct a double –face billboard that would be cantilevered above four parking spaces east of the pad site building. The billboard would be setback 20 feet from the Route 9 ramp right-of-way and 231 feet from the Route 520 ramp right-of-way. Each sign face of the billboard would be 672 s.f. with a 3 ft. catwalk along the bottom of each sign face. The billboard sign will be a cantilevered single pole mount with a 28 ft. ground clearance and a total height of 45 feet.

The Board had many concerns and unanswered questions. The applicant agreed to address them and return at a later date.

This application is being carried to the meeting of July 18, 2012, without further notice.

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

Respectfully submitted

Donna Pignatelli