

MARLBORO TOWNSHIP PLANNING BOARD

=====
AUGUST 1, 2012
=====

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. BERGH, MR. BETOFF, MR. PARGAMENT, MR. JOSPEHS, COUNCILMAN LA ROCCA, MR. ELMANSOURY, MR. MESSINGER(Arr. 8:10), MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. POLLAK, MR. GUPTA, MAYOR HORNIK

PROFESSIONALS PRESENT... MS. NEUMANN, MR. GOODELL

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Gupta and Mr. Rosenwald will be sitting in for Mr. Barenburg.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of June 6, 2012 was offered by Mr. Betoff, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Rosenwald.

The approval/amend of the minutes from July 18, 2012 is being carried to the meeting of August 15, 2012.

P.B. 1071-12 CBS OUTDOOR, INC. – MEMORIALIZATION OF RESOLUTION GRANTING CONDITIONAL USE

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

P.B. 1072-12 CBS OUTDOOR, INC. – MEMORIALIZATION OF RESOLUTION GRANTING CONDITIONAL USE

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

P.B. 1078-12 KEY PERFORMANCE – MEMORIALIZATION OF RESOLUTION

This application is being carried to the meeting of August 15, 2012.

P.B. 932-05A COSTCO - MEMORIALIZATION OF RESOLUTION

This application is being carried to the meeting of August 15, 2012.

P.B. 1000-07A AMBOY AVENUE/MARLBORO TENNIS – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITED PLAN APPROVAL

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

P.B. 1074-12 AVALUE TECHNOLOGY – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of August 15, 2012

P.B. 1080-12 631 ASSOCIATES – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION & PRELIMINARY & FINAL SITE PLAN

The Board took jurisdiction over this application on July 18, 2012.

Salvatore Alfieri, Esq. represented the applicant. The existing 50.3 acre lots are within the IOR zone and contain 910 feet of frontage along Tennent Road and 214 feet along Commercial Court, Block 172 Lots 40.02 and 47. Currently the property is vacant and wooded.

The applicant is Lucas Brothers which operates a construction contracting business. They want to subdivide Lot 47 and create three new lots and reconfigure Lot 40.02 to allow access to Commercial Court.

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

- A-1 Preliminary & Final Site Plan (reduced size)
- A-2 Overall Site Plan & Phasing Plan
- A-3 Aerial Photo

A-4 Photo of Fuel Tank

The applicant is proposing to subdivide into four lots as follows:

-Lot 47.01 will be a flag lot approximately 4.93 acres & contain 25 ft. of frontage along Commercial Court

-Lot 47.02 will be a flag lot approximately 14.2 acres & contain 25 ft. of frontage along Commercial Court

-Lot 47.03 will be 30.1 acres & contain 910 ft. of frontage along Tennent Road

-Lot 40.02 will be reconfigured to be 1 acre with 164 ft. of frontage along Commercial Court

The applicant is also seeking Preliminary & Final Site Plan approval to construct a story office building toward the Tennent Road frontage of proposed lot 47.03. A detached garage will be constructed to the rear of Lot 47.03. Access will be provided via a 30 ft. wide paved drive from Tennent Road. Parking is proposed for 136 vehicles with 115 spaces provided at the office building and 21 spaces provided at the garage. Also 23 parking spaces will be banked for future use.

At the present time there are no improvements proposed for Lots 40.02, 47.01 and 47.02.

PUBLIC HEARING OPENED

Jennifer Bajar – Tennent Road

Her concerns were illegal traffic on adjacent lots, noise at the site and the need for landscaping

PUBLIC HEARING CLOSED

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

The applicant agreed to address her concerns and comments.

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

DISCUSSION

New Jersey Natural Gas is requesting permission for improvements at the regulator station located at Conover Road and Route 79. The improvements include installation of the following:

Heater, Filter, 8'high fence around the perimeter, Retaining wall

The Board agreed to the requests and also asked that a safety barrier be installed along the top of the retaining wall. Design calculations will also need to be submitted to the Engineering Department

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

Respectfully submitted

Donna Pignatelli