

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 18, 2013

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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. BERGH, MR. GUPTA, MR. PARGAMENT, MR. JOSPEHS, MAYOR HORNIK, MR. ELMANSOURY, MR. MESSIGNER, MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. BETOFF, MR. POLLAK, COUNCILMAN METZGER

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

SALUTE THE FLAG

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

A motion to approve/amend the minutes of October 2, 2013 was offered by Mr. Gupta, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald

A motion to approve/amend the minutes of October 16, 2013 was offered by Mr. Pargament, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Elmansoury, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

P.B. 1097-13 FACCHINI – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr. Rosenwald, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Elmansoury, Mr. Rosenwald.

P.B. 1095-13 D & R INDUSTRIES – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN APPROVAL

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

P.B. 1103-13 ROBERTSVILLE FIREHOUSE – REVIEW & RECOMMENDATION

Ms. Neumann addressed the Board and reviewed Dean Stakny's letter. The Robertsville Firehouse, which is located at 94 Route 520, Block 176 Lot 104, is proposing to construct a 16' x 24' structure on their property to be used for training firefighters.

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

P.B. 1039-09 BUCHMAN/GINA HILL FARM – PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION APPROVAL

This application is being carried to the meeting of January 15, 2014, without further notice.

P.B. 1087-13 DRS. SADON & RIDLOVSKY – FINAL MAJOR SITE PLAN APPROVAL

Salvatore Alfieri, Esq. represented the applicant. The site is located on the north side of Route 520, approximately 205 feet west of Evan Drive, Block 180 Lot 16, within the OPT-2 zone. Currently the property contains a 1 ½ story dwelling with associated walks, a concrete pad near the southeast corner and a paved access drive along Route 520.

Mr. Alfieri stated that the applicant received Preliminary approval on May 15, 2013 and the applicant is now seeking Final approval as well as amended Preliminary approval to allow the freestanding sign in front of the building to show the offices that will be located at this location.

Walter Hopkins, P.E. testified on behalf of the applicant. He reviewed Ms. Neumann's report and stated that the applicant will comply with all the requirements of the report. He stated that the State had no issues with the nearby on ramp for Route 18.

Mr. Hopkins said the stormwater plan called for an underground recharge area that will be placed underneath the parking lot.. He agreed to perform additional soil borings if needed.

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

PUBLIC HEARING

Mark Sevin – 5 Evan Drive

His concerns were about the traffic

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1102-13 MONMOUTH WORSHIP CENTER – PUBLIC HEARING – MINOR 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.

Gerald Sonnenblick, Esq. The site is located along the north side of Vanderburg Road, approximately 1,093 feet east of Railroad Avenue, within the LI zone, Block 214.07 Lot 61.01. Currently the property contains a one story house of worship with associated paved parking areas having access by two full movement driveways.

The applicant proposes to construct a 540 s.f. accessory shed structure along the rear of the existing parking area; install an electrical generator unit on a concrete pad along the front of the building, construct a memorial garden within the front yard area consisting of a walkway with a memorial seating area, portico structure, a sculpture feature and a boulder fountain area. The applicant is also proposing to remove the existing sign and replace same with a 20 s.f. digital LED sign.

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

- A-1 Minor Site Plan
- A-2 Existing Conditions
- A-3 Sign rendering
- A-4 Shed rendering

Mr. Geller described the shed to be pre fab and will be 18' x 30' and will be located in the back portion of the site. The memorial garden will be across from the residential area. The placement of the garden is due to environmental constraints and the shape of the property. The generator will be natural gas. Once the generator is installed the Parish would be able to be used as a public shelter in the event of a storm. The new sign will be closer to the driveway with a top fixed message and a bottom 2 foot digital message. The applicant agreed that the sign would be on from 6:00 A.M. to 11:00 P.M. so it would not bother the nearby residents.

Mr. Geller agreed to all other comments addressed in Ms. Neumann's report.

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

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1090-13 AMERICAN PLAZA III – PUBLIC HEARING – AMEND PRELIMINARY & FINAL SITE PLAN APPROVAL

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 borders the municipal boundary between Marlboro and Old Bridge. The site contains approximately 1.8 acres, Block 21002 Lot within an OG1 zone in Old Bridge and approximately 2.1 acres, Block 176 Lot 2 within a C-4 zone in Marlboro Township. The property contains 364 feet of frontage along the south side of Texas Road in Old Bridge Township. Currently, the property contains an existing dwelling, three sheds, swimming pool and a stone driveway that provides direct access from Texas Road.

On May 6, 2008, a prior applicant was granted Preliminary and Final Site Plan Approval from Old Bridge dated May 6, 2008 and approval from Marlboro on July 2, 2008, to remove all existing site improvements and construct a 4,025 s.f. bank facility with 21 parking spaces.

Ronald Aulenbach, Director of Engineering, Edgewood Properties spoke on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Disk Power Point

Mr. Aulenbach stated that this was the latest phase in the Costco Shopping Center development and they are seeking site plan approval to construct a one story 3,644 s.f. bank with a drive thru and parking for 20 vehicles. They are also looking to construct a one story retail building towards the rear of the site which will accommodate two tenants and parking for approximately 104 vehicles.

Bradford Aller, P.E. testified on behalf of the applicant. He stated that there will be no phasing of construction, everything will be built at the same time. The architecture will have a similar look to the rest of the shopping center. The drainage basin will be constructed first to prevent water being discharged onto neighbor's property.

Dan DiSario, Traffic Expert testified on behalf of the applicant. He said the applicant would agree to flip the bank layout to place the drive thru on the other side of the bank to accommodate the queue area.

Les Nebenzhal, P.P. testified that this application meets all the criteria to be granted pursuant to the planning criteria.

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

The applicant agreed to address all of Ms. Neumann's comments.

PUBLIC HEARING OPENED

Robert Ida – 167 Texas Road & Route 9 North

Mr. Ida owns the adjacent property which is a residential home and believes his driveway will be impacted by this new construction,

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli