

MARLBORO TOWNSHIP PLANNING BOARD

=====

FEBRUARY 6, 2013

=====

THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD SECRETARY MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. BARENBURG 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. BETOFF, MR. PARGAMENT,
MR. POLLAK, COUNCILMAN METZGER, MAYOR HORNIK,
MR. ELMANSOURY, MR. ROSENWALD**

ABSENT... MR. BERGH, MR. GUPTA, MR. JOSEPHS, MR. MESSINGER

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Gupta

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of December 5, 2012 was offered by Mr. Betoff, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Elmansoury, Mr. Rosenwald.

A motion to approve/amend the minutes of January 2, 2013 was offered by Mr. Pollak, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mayor Hornik, Mr. Elmansoury, Mr. Rosenwald.

P.B. 1081-12 AMERICAN PLAZA – PUBLIC HEARING – AMENDED 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 jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The site consists of 56.6 acres and contains 496 feet of frontage along Route 9 to the west and 30 feet of frontage along Texas Road, within adjoining Old Bridge Township to the north in the C-4 zone, Block 176, Lots 5.01, 5.02, 9, 10 & 11.

Mr. Ronald Aulenbach, Operations Manager of Edgewood Properties described the proposed site. Entered into evidence were the following exhibits:

- A-1 Colored Site Plan
- A-2 Proposed elevations and floor plan
- A-3 Power Point presentation
- A-4 Langan Traffic Report
- A-5 Signage package

The applicant is seeking to upgrade the Costco Shopping Center. They are proposing a bank with drive thru lanes within the existing parking west of the existing tenant retail building. They are also proposing to construct a 9,661 s.f. building addition along the east side and rear of the existing multi tenant retail building. The existing parking areas and circulation aisles will be reconfigured. The commuter spaces will be relocated to an area which will be lit behind the Strip Mall. The applicant agreed to erect a new vinyl six foot fence behind the Strip Center. The applicant is also proposing a retail “bump out” for additional space in the back side of the Strip Mall buildings

Mr. Dan Disario, Traffic expert testified as to the traffic at the site. He reviewed the parking striping and discussed the drive thru and traffic operations for the Bank.

Mr. Lester Nebenzhal, P.P. reviewed with the Board the positive and negative criteria for the granting of variances. He stated that most of the conditions were preexisting.

Mr. Mark Haas, Architect reviewed the signage package for the site as well as the architecture for the retail “bump out” addition/

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

PUBLIC HEARING OPENED

The following resident spoke:

Mr. Robert Ida – 167 Texas Road and Route 9 North

He asked the applicant to repair the wall and fence. He also discussed the lighting and trees that are going to be replaced.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Rosenwald, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Betoff, Mr. Pargament, Mr. Pollak, Councilman Metzger, Mayor Hornik, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli