

MARLBORO TOWNSHIP PLANNING BOARD

=====
MAY 15, 2013
=====

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. BARENBURG, MR. BERGH, MR. BETOFF, MR. GUPTA, MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS, COUNCILMAN METZGER, MR. ELMANSOURY, MR. ROSENWALD

ABSENT... MAYOR HORNIK, MR. MESSINGER

PROFESSIONALS PRESENT... MR. TREVOR TAYLOR, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

A motion to approve/amend the minutes of March 6, 2013 was offered by Mr.Bergh, seconded by Mr. Pargament. In favor: Mr.Barenburg, Mr.Bergh, Mr. Pargament, Mr. Josephs, Mr. Rosenwald.

P.B.1087-13 DR. SADON & DR.RIDLOVSKY – PUBLIC HEARING – 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 on the north side of Route 520, approximately 205 feet west of Evan Drive in the OPT-2 zone, Block 180 Lot 16.

Walter Hopkin, P.E. testified on behalf of the applicant. The following exhibits were entered into evidence:

- A-1 Aerial Overview dated May 15, 2013
- A-2 Colored Landscaping Plan dated May 15, 2013
- A-3 Colored Architectural Rendering dated May 15, 2013

The applicant proposed to build a medical/office building near a residential area. The site is 1.9 acre and contains 109 feet of frontage along the north side of Route 520, approximately 205 feet west of Evan Drive. The property currently contains a 1/1/2 story dwelling and is encumbered by wetlands along the rear of the property.

The applicant proposes to remove all existing site improvement and construct a 2 story building , approximately 60' x 135' with parking to the rear and east side of the building with 68 stalls. Access is proposed via a 25' wide paved driveway along the eastern side property line.

Dr. Sadon and Dr. Ridlovsky will occupy 25% of the building.

Mr. Hopkin discussed the parking lot spaces and the variance required for the sign. He also reviewed the stormwater plan and stated that the property is pitched front to back and therefore it would drain into the wetlands. The applicant agreed to an underground stormwater basin under the parking lot in order to move the building and parking away from the residential area. A refuse container would be placed in the back of the site and medical waste would be picked up separately by a special company.

Scott Kennel, Traffic expert, testified that a traffic report was provided and that it show no real traffic impact upon the road. The NJDOT is also reviewing the application.

Trevor Taylor reviewed the CME report and answered questions from the Board.

PUBLIC HEARING OPENED

The following residents spoke:

1. Marc Sevin – 5 Evan Drive
2. Larry Coretsky – 12 Evan Drive
3. Rebka Kin – 1 Evan Drive
4. Syed Hussain – 24 Evan Drive
5. Wilet Friedman – 14 Evan Drive
6. Shelly Rogers – 44 Nickki Court
7. Jun Kim – 1 Evan Drive

Most of the residents that spoke were concerned about the traffic and the impact upon the neighborhood.

A motion for Preliminary Major Site Plan approval was offered by Mr. Barenburg, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman Metzger, Mr. Elmansoury, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli