

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MARCH 5, 2014**  
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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. BARENBURG, MR. BERGH, MR. BETOFF,  
MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS,  
COUNCILMAN LA ROCCA, MR. ELMANSOURY,  
MR. MESSINGER, MR. ROSENWALD**

**ABSENT... MAYOR HORNIK, MR. GUPTA**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of January 15, 2014 was offered by Mr. Pollack, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury, Mr. Messinger, Mr. Rosenwald.

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1100-13 DRIVEWAY ARMOR – WAIVER OF SITE PLAN**

Gerald Sonnenblick, Esq. represented the applicant. The subject 4.4 acre property contains 175 feet of frontage along Timber Lane within an existing industrial park, Block 360.02 Lot 12 within the LI zone. Currently, the property contains an existing building with a full movement

access driveway along Timber Lane. Access and parking areas appear to overlap with adjoining Lot 13 west of the site.

Sean Delaney, P.E. from Omland Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

A-1 Tank location plan

A-2 Aerial of property

Mr. Delaney stated that the applicant is proposing to locate a 6,000 gallon above ground storage tank (20 ft. x 8.5 ft. high) with a secondary containment area, west of the building for storage of sealcoat material used in protection of asphalt pavement surfaces. The tank will be portable. He stated that while the property functions as one property, it is really two properties and the tank is located near the property line and that is why this application is before the Board. He stated that the tank would be filled four times a year and would be fenced from other lots for security. He stated that the containment system is a plastic Polystar device which is used to surround it and is rated to handle any ruptures of the tank. There is also a gas motor that runs a pump in the tank to pump materials into the trucks for use on jobs. If there was ever a spill that went outside the containment area, the tank is located on a parking lot and would not be an issue. The property is fenced with barbed wire on top.

Ed Rogers, applicant was sworn in. He testified that there is a camera in the back of the building to monitor the area with the tank.

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

#### PUBLIC HEARING OPENED

The following resident spoke:

Barbara Weing – 21 Rutledge

She stated the tank will be visible from her backyard and requested slats be put in the fence surrounding the tank so it would not be visible.

#### PUBLIC HEARING CLOSED

The applicant agreed to place slats in the chain link fence to obscure the tank from its residential neighbors.

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

**P.B. 1105-14 GAWLEY/PETERSON – MINOR SUBIDIVISION**

The applicant/owner Thomas Gawley represented himself. He stated that the subdivision was to assist the family in the layout of their three properties which are next to each other. He also stated that the properties were better aligned from a topography standpoint and would be easier to sell, if needed.

He proposing to convey a 12,535 s.f. area from Lot 19.02 to Lot 19.01, ultimately yielding the following:

New Lot 19.01 will be 131,165 s.f. in size and contain 281 feet of frontage along Brush Neck Road

New Lot 19.02 will be 82,201 s.f. in size and contains 305 feet of frontage Along Brush Neck Road and 197 feet of frontage along School Road East

Both properties are serviced by individual private wells and septic disposal systems.

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

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

A motion to adjourn was offered by Mr. Pollak, seconded by Councilman LaRocca.

Meeting adjourned

Respectfully submitted

Donna Pignatelli