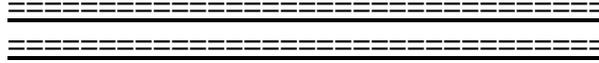


MARLBORO TOWNSHIP PLANNING BOARD

MAY 4, 2016



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.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. CHERBINI, MR. PARGAMENT, COUNCILWOMAN MAZZOLA, ROBERT ZUCKERMAN, MR. GAGLIANO

ABSENT... MR. BETOFF, MR. GUPTA, MR. MESSINGER, MR. SLOPOLSKY, MAYOR HORNIK

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

SALUTE THE FLAG

Mr.Gagliano will be sitting in for Mr. Gupta.

A motion to approve/amend the minutes of April 20, 2016 was offered by Mr. Cherbini, seconded by Councilwoman Mazzola. In favor: Mr. Barenburg, Mr. Cherbini, Mr. Pargament, Councilwoman Mazzola, Mr. Zuckerman, Mr.Gagliano.

CITIZENS VOICE

No one from the public spoke

P.B. 1116-14 ROUTE 79 ASSOCIATES – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Cherbini, Mr. Pargament, Councilwoman Mazola, Mr.Zuckerman, Mr.

Gagliano.

**P.B. 1093-12 NET COST MARKET – MEMORIALIZATION OF RESOLUTION
PURSUANT TO THE COURT’S APRIL 25, 2016 DECISION**

Litigation for this matter has been ongoing for some time. The Court did remand the matter back to the Board to make further findings in its resolution as to why certain variances were granted.

A motion to approve this resolution was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Pargament.

**P.B. 1133-16 ROUTE 9 REALTIES, LLC – PUBLIC HEARING – PRELIMINARY &
FINAL SITE PLAN APPROVAL**

Mr. Herbet, 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. represented the applicant. The subject property is approximately 9.2 acres within Marlboro Township and approximately 0.2 acres within Manalapan Township. The properties contain 633 feet of frontage along northbound Route 9 and a jughandle turnaround along same immediately north of the municipal boundary with adjoining Manalapan Township. Currently, the property contains an approximately 47,350 s.f. partial one and two story office/industrial building with associated parking and having three access driveways to Route 9. One access point is situated on Block 5 Lot 26 within adjoining Manalapan Township. The proposed building is serviced by public water via connection to the existing main within Route 9 and sanitary sewer service via a force main connection to the existing main within Route 9. The property is encumbered by slope easements along the Route 9 jughandle turnaround frontages.

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

- A-1 Aerial showing current status of site, dated May 4, 2016
- A-2 Colored Site Plan showing existing conditions, dated May 4, 2016
- A-3 Overall site, dated September 28, 2010
- A-4 Colored proposed site layout, dated March 14, 2016
- A-5 Overall Site Improvement Plan showing areas of disturbance, dated May 4, 2016
- A-6 Overall Improvement Plan showing buffers, dated March 14, 2016
- A-7 Overall Improvement Site Plan showing variances, dated May 4, 2016
- A-8 Furniture plan for first floor, dated January 15, 2016
- A-9 Second floor plan, dated January 15, 2016
- A-10 Exterior elevation, dated March 9, 2016
- A-11 Exterior elevations showing look of building, dated May 4, 2016
- A-12 Architectural rendering, dated May 4, 2016
- A-13 Sign rendering, dated May 4, 2016

Ms. Totten stated that the applicant proposes to convert the existing building to an automobile sales and service use (Ray Catena Jaguar/Land Rover), including an approximate 3,800 s.f.

building addition at the southwest corner of the two story portion of the existing building. The existing parking areas are to be reconfigured and enlarged to provide 89 vehicle storage/display spaces with 35 of the spaces indicated as banked for future possible general parking. The building is depicted to provide 17 vehicle service bays with an 8 vehicle reservoir as well as 5 new vehicle prep/service bays within the building with approximately 40 vehicle showroom area. A second floor mezzanine is to contain office areas, storage/mechanical rooms, employee locker room, break room, gym and a conference room. Restroom facilities will also be provided within the building. An emergency generator unit with concrete pad and a fuel tank/refuse enclosure are proposed to the rear of the building. Two monument style signs are proposed, one each at the northern and southern access drives and five building mounted signs are proposed. Landscape and lighting improvements are proposed throughout the site. All deliveries will occur on site with all off loading of vehicles. Parts deliveries may occur during non business hours 10:00 P.M. to 1:00 A.M. There is a large unloading zone proposed for the site.

After questions by the Board, the applicant agreed to construct all 120 spaces and the 25 that were going to be banked.

The applicant agreed to set the sign back 30 feet from the road and will comply with the Township ordinance setback requirements.

Wes Yeager reviewed with the Board the fuel tanks that will be located on the site and stated that they will be using the highest rated requirements necessary for fuel storage.

Roberto Martinez, Architect described the renderings of the proposed buildings.

Scott Kennel, traffic expert testified how the site would work and that the applicant has received New Jersey Department of Transportation approval entrance to the site.

Robert Gallagher, Director of Operation for Ray Catena stated that the dealership would be open from 7:30A.M. to 8:00 P.M. Monday through Friday and on Saturday from 8:00 A.M. to 6:00 P.M. Lighting for the site would be reduced after 8:00 P.M. to security level.

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

PUBLIC HEARING OPENED

The following resident spoke:

William Waple – 16 Calder Court

Had concerns with the use of impervious concrete as to whether or not the fuel tanks would be safe

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Cherbini, Mr. Pargament, Councilwoman Mazzola, Mr. Zuckerman, Mr. Gagliano.

P.B. 1135-16 VIVIAN PISANO – PUBLIC HEARING – MINOR SITE PLAN

Mr. 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 2,267 s.f. and contains 70 feet of frontage along the west side of Route 79, approximately 150 north of the Hobart Street intersection, within the C-1 zone, Block 225 Lot 238. Currently the property contains a two story building, formerly Paige’s School of Dance, with associated walks and a paved access drive from Route 79 along the northerly side property line which leads to a paved parking area to the rear of the building.

Ms. Pisano testified that she would like to establish an ecologically friendly salon using organic products and chemicals at this proposed site. She is proposing to have eight chairs and parking should not be an issue because her customers rotate through the chairs and all eight chairs will not be occupied at the same time. She will be employing six stylists, three assistants and one front desk person. She is proposing to use the second floor as a photography studio, where the salon customers can come after having hair and makeup done. The salon will be closed on Sunday and Monday and will be open the rest of the week from 10:00 A.M. to 6:00 P.M.

A.J. Garito, Jr., P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored site plan
- A-2 Six (6) photographs showing how the site is today

Mr. Garito reviewed the layout of the site including where the septic will go and stated that they will comply with all the comments from John Board, Fire Subcode Official. As a condition of approval they will get septic and sewer and will give the correct grades for the sewer lines to Ms. Neumann. Mr. Garito also stated that the freestanding sign will comply with the ordinance.

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

PUBLIC HEARING OPENED

The following residents spoke:

Nancy Williams – 12 Hobart Street
Discussed the parking issues

William Waple – President of the Marlboro Historical Society
Would like the sign to have a historical look and be approved by the organization

Joseph Visci, Esq – 25 North MainStreet
Is in favor of this application and stated that it does not diminish the area

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Zuckerman. In favor: Mr. Barenburg, Mr. Cherbini, Mr. Pargament, Councilwoman Mazzola, Mr. Zuckerman, Mr. Gagliano.

A motion to adjourn was offered by Mr. Cherbini, seconded by Mr. Gagliano. One vote was cast.

Respectfully submitted

Donna Pignatelli