

MARLBORO TOWNSHIP PLANNING BOARD

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JANUARY 21, 2015
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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 7:30P.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. PARGEMENT, MR. CHERBINI, MR. JOSEPHS,
COUNCILWOMAN MAZZOLA, MR. ROSENWALD**

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

PROFESSIONALS PRESENT...

SALUTE THE FLAG

Chairman Josephs welcomed Councilwoman Mazzola to the Board as the Council liaison.

A motion to approve/amend the minutes of January 7, 2015 was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke

P.B. 1119-15 WESTERN MONMOUTH UTILITIES AUTHORITY – REVIEW & RECOMMENDATION – PUMP STATION REHABILITATION PROJECT

Dean Staknys testified that this application is for the partial demolition of the existing pump station facilities at five (5) locations. They are:

1. Brunswick Drive, Block 305 Lot181
2. Prince William Road, block 255 Lot 68
3. Greenwood Road, Block 103 Lot 13
4. Lloyd Road, Block 143 Lot 1.03
5. Texas Road, Block 122 Lot 3.01 (Aberdeen Twp.)

Construction of the new improvements include precast buildings, stone and paved surfaces, wet wells, manholes, 8’ high vinyl coated chain link fence.

Michael Dziubeck, P.E. from CME stated that this was a 10 year capital improvement plan for the WMUA and that the pump stations were needed due to the fact that the infrastructures were deteriorating.

Total replacement is needed for the pump stations at Brunswick Drive and Prince William Road. Partial replacements are needed at the other stations.

The applicant agreed that they would install some landscaping at the Lloyd Road station.

A motion for approval was offered by Mr.Cherbini, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

P.B. 1118-15 R. BAKER & SON – 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 subject 3.9 acre property is located at 190 Boundary Road, Block 360 Lot 6, within the LI zone. The site contains 327 feet of frontage along the west side of Boundary Road approximately 780 feet south of the Vanderburg Road intersection. Currently, the property contains a one story building(indicated as a warehouse use) and an accessory building with side and rear yard perimeter fencing utilized as an apparent storage area. Access is provided at two (2) points along Boundary Road with parking provided for forty six (46) vehicles within the front pavement area.

Mr.Baker is under contract to purchase the property. This business is a 75 year old, third generation, contracting company, which performs rigging and dismantling services throughout the United States, Puerto Rico and Canada.

Mr. Baker intends to use the premises for office space and to warehouse its construction equipment. Some vehicles that are not affected by the weather will be kept outside. An additional 5,000 s.f. is intended for the leasing of office and indoor warehouse space by the current owner and the balance to potential tenants.

James Henry, P.E. from Dynamic Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Aerial map of site – dated January 20, 2015
- A-2 Existing site plan conditions – dated January 20, 2015
- A-3 Survey – dated January 9, 2015
- A-4 Building layout floor plan – dated October 29, 1987
- A-5 Vehicle circulation – Fire truck – dated January 20, 2015
- A-6 Vehicle circulation for WB-50 trucks – dated January 20, 2015

Mr. Henry testified that the applicant intends to use the premises for office space and to warehouse its construction equipment. Some vehicles that are not affected by the weather will be kept outside and would be shielded by opaque fencing. The applicant would like to reserve the right to rent out some of the space possibly to another tenant which would be a very small space.

The hours of operation will be from 7:00 A.M. to 3:30 P.M. and there will be three to four employees at the site. There are 45 parking spaces on the site and the applicant only requires 40 parking spaces.

There were some storage tanks on the site but they have been removed and a recent environmental survey shows no issues. The site will use public water.

There will be no changes to the signage and they will use the existing lighting.

Mr. Baker stated that there would be two trucks using the site, with two to six excavators which will occasionally be stored at the site. There will also be forklifts and scissor lifts, but most of this equipment will be used off site.

Mr. Henry stated that the applicant will comply with all of the requirements in Ms. Neumann's report.

Laura Neumann, P.E., P.P. 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 Mr. Cherbini, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Josephs, Councilwoman Mazzola, Mr. Cherbini, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli