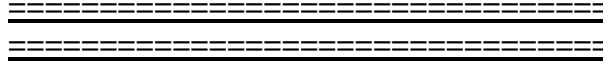


**MARLBORO TOWNSHIP PLANNING BOARD**  
**MARCH 16, 2016**



**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. BETOFF, MR. CHERBINI,  
MR. MESSINGER (left 8:45), COUNCIL WOMAN MAZZOLA,  
MR. ZUCKERMAN, MR. GAGLIANO**

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

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

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

A motion to approve/amend the minutes of February 17, 2016 was offered by Mr. Cherbini, seconded by Mr. Zuckerman. In favor: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr. Zuckerman, Mr. Gagliano.

**P.B. 1087-13A PLAZA 520, LLC/DR. SADON – MEMORAILIZATION OF RESOLUTION DENYING PRELIMINARY & FINAL SITE PLAN APPROVAL TO CONSTRUCT A TWO STORY OFFICE BUILDING**

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr. Zuckerman, Mr. Gagliano.

**P.B. 1129-15 ROUTE 520, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL TO CONSTRUCT A TWO STORY OFFICE BUILDING**

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr.Zuckerman, Mr.Gagliano.

**P.B. 1131 -16 LUCAS DEVELOPMENT, LLC – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN**

Mr. Goodell, 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 1.5 acre property contains 146 feet of frontage along the cul-de-sac of Commercial Court, west of the Tennent Road intersection within the IOR zone, Block 172 Lot 40.06.

Currently, the property is vacant, cleared of wooded area, and contains a shared driveway with adjoining Lot 40.07 from Commercial Court with an associated driveway easement. The property is encumbered by a conservation/open space and utility easement along the western property line as well as a 50 foot sanitary sewer easement along the front of the property. The property is encumbered by a variable width drainage easement at the southeast property corner which contains a portion of a drainage swale/basin, including the outlet control structure and outfall headwall for the industrial/office park development.

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

- A-1 Colored rendering of site plan dated March 13, 2016
- A-2 Architectural rendering dated March 13, 2016

He stated that this application is for a one story warehouse/office building of 13,650 s.f. with parking for 38 vehicles along the front and south side of the building. There is a proposed driveway along Commercial Court as well as a secondary driveway connection to the shared access out of adjoining Lot 40.07. If approved a condition of approval would be to submit a definition of the wetland borders for the site. Mr. Hopkin discussed the variances and waivers being requested for this application.

The applicant is proposing phased construction as follows:

PHASE 1 will consist of a 9,425 s.f. warehouse/office portion of the total building, providing 8,482 s.f. of warehouse area and 942 s.f. of office area as well as a 2,600 s.f. basement area.. Parking for 24 vehicles will be provided along the front of the building with access from Commercial Court.

PHASE 2 is to consist of a 4,225 s.f. one story warehouse/office building addition along the south side of the Phase 1 building. Parking for 14 vehicles is to be provided along the south side of the building addition with access to be the shared driveway along the easterly property line as well as connecting drive to the Phase 1 parking area.

Mr. Hopkin reviewed with the Board the variances for the side yard setback, landscape island, parking in the front of the property, parking in the rear yard and safety barriers for the Board. He stated that the applicant will comply with the requirement of “No Truck” sign.

The applicant agreed to revise the Site Plan to increase the north side setback to 20 feet and change the building dimensions to 12,000 s.f. The south side dimensions of the building will also be reduced approximately 20 feet to allow seven additional parking spaces.

One building would be built in a single phase and a sidewalk will be built along the front length of the building.

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

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

**P.B. 1132-16 MONARCH POINTE – PUBLIC HEARING – AMENDED PRELIMINARY & 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 16.50 acre property has 827 feet of frontage along the west side of Texas Road opposite and north of the Mountain Laurel Road intersection, Block 119 Lot 23, within the R-20/15 zone.

Currently the property contains a vacant residential dwelling and a small pond exists near the easterly property line. The site is encumbered by wetlands along the same easterly property line.

The applicant was granted Preliminary and Final Major Subdivision approval per resolution dated August 19, 2015, to subdivide the property into 19 new lots consisting of 17 lots for residential development and 2 open space lots, one of which is to be encumbered by an easement dedicated to Western Monmouth Utilities Authority for a new pump station along Texas Road.

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

- A-1 Final Major Subdivision Plan dated February 3, 2016
- A-2 Pump Station Control Building elevations dated February 3, 2016

Mr. Husain stated that the WMUA insisted on housing a structure for the pump station. He stated that the building has been shifted back as far as possible. Mr. Husain reviewed with the Board the building elevation as dictated by the WMUA. There will be a chain link fence around the building with landscaping.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

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

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

Respectfully submitted

Donna Pignatelli