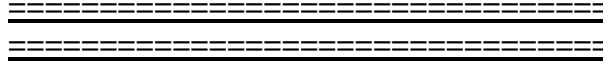


MARLBORO TOWNSHIP PLANNING BOARD
APRIL 20, 2016



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, MR. PARGAMENT, MR. SLOTOPOLSKY, COUNCILWOMAN MAZZOLA, MR. ZUCKERMAN, MR. GAGLIANO

ABSENT... MR. GUPTA, MAYOR HORNIK

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

SALUTE THE FLAG

A motion to approve/amend the minutes of March 16, 2016 was offered by Councilwoman Mazzola, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Betoff, Mr Cherbini, Councilwoman Mazzola, Mr. Zuckerman.

CITIZENS VOICE

No one from the public spoke

P.B. 1131-16 LUCAS DEVELOPMENT, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

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

P.B. 1132-16 MONARCH POINTE, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MINOR SITE PLAN APPROVAL

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

P.B. 1116-14 ROUTE 79 ASSOCIATES – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

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.

Mark Casazza, Esq. represented the applicant. The 5 acre property has 349 feet of frontage along the east side of Route 79 south of and opposite the Ryan Road intersection, Block 415 Lot 21.31, within the C-5 zone.

Currently the property contains two existing buildings with associated paved parking areas and has three access drive openings along Route 79. The property also has access from a private roadway/easement extension of Inverness Drive by way of a paved drive near the rear of the site. The northern portion of the site is encumbered by wetlands and associated buffer/transition areas.

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

- A-1 Sheet 2 of submitted plans showing existing conditions, dated 2-13-16
- A-2 Colored Site Plan showing layout of site, dated 6-25-13
- A-3 Sheet 9 – Grading & Utility Plan

Mr. Gallerano stated that the applicant is required to restore/remediate onsite wetland areas per agreement with the NJDEP. The applicant proposed to remove existing pavement areas, drainage structures and pipes and additional site improvements from existing wetland areas onsite and to remediate said areas as well as to provide additional/expanded wetland transition areas onsite. The existing buildings are to remain onsite and access, including to Inverness Drive, are also to remain as exists. Existing parking areas are to be relocated onsite with 48 spaces proposed where 47 spaces are indicated to currently exist. The applicant proposes to construct two underground detention basin systems which would discharge to a proposed surface area basin/swale leading to an existing drainage system along Route 79. The refuse container area will be moved to the back of the building, back further in the parking lot. There will be extensive landscaping and buffering for the site as part of the wetlands restoration with islands with trees in the parking lot. The applicant agrees to submit a traffic turning plan for large trucks at the site. Curbing along the front of the site on Route 79 will be improved, but sidewalk cannot be built at the site given how close the buildings are to the road.

PUBLIC HEARING OPENED

The following member from the public spoke:

Irena Krichevsky – 25 Pecan Drive

She said that her back yard was affected by the site and the retaining wall has been a problem.

Vitalie Fuks – 7 Doral Drive

Has concerns regarding the retaining wall

Hochi Chen – 3 Doral Drive

Concerns with trees in the back of his property

James McLeod- 5 Doral Drive

Concerns with the nearby shopping center regarding flooding

PUBLIC HEARING CLOSED

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

The Board has concerns with the present status of the property and wants to make sure that the property will have adequate drainage and will be cleaned up.

A motion in the affirmative was offered by Mr. Cherbini, seconded by Councilwoman Mazzola.

In favor: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr . Pargament, Mr. Slotopolsky, Councilwoman Mazzola, Mr. Zuckerman, Mr. Gagliano.

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

Respectfully submitted

Donna Pignatelli