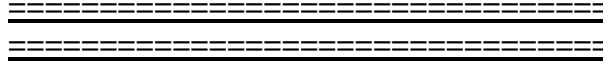


MARLBORO TOWNSHIP PLANNING BOARD
OCTOBER 19, 2016



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. CHERBINI, MR. SLOTOPOLSKY, MR. MESSINGER, MR. PARGAMENT, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MR. GAGLIANO

ABSENT... MR. BETOFF, MR. GUPTA, MAYOR HORNIK, MR. ZUCKERMAN

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

SALUTE THE FLAG

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

A motion to approve/amend the minutes of September 7, 2016 was offered by Councilwoman Mazzola, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Slotopolsky, Mr. Messinger, Mr. Barenburg, Councilwoman Mazzola.

A motion to approve/amend the minutes of September 21, 2016 was offered by Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr. Cherbini, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Mr. Gagliano.

P.B. 1119-15 STILLWELL HOLDINGS, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING FINAL MAJOR SUBDIVISION APPROVAL

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

P.B. 1146-16 HARBOR ROAD WATER TREATMENT PLANT – REVIEW & RECOMMENDATION

This application is for the replacement of the existing water treatment plant located at the Water Division property, located at 14 Harbor Road Block 171 Lot 71, with a new treatment plan. Also a new parking/driveway and stormwater management facilities.

Ms. Neumann, P.E., P.P. stated that Dean Staknys, P.E., assistant Township Engineer reviewed this application and had the following comments:

1. The project is part of the Capital Improvement Program by the Marlboro Water Division and the construction will be monitored by CME Associates
2. The existing treatment plant will continue to operate during construction
3. Zoning/construction permits as required.

The Board had no specific concerns with this application.

P.B. 1145-16 CUZINS CLAM BAR, LLC – 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 contains 849 feet of frontage along Route 79 to the east and 240 feet of frontage along Old Mill Road to the south, within the C-5 zone, Block 413 Lot 35. Currently the property is developed as Maple Tree Plaza consisting of 2 one story multi-tenant commercial buildings and a day care facility with fence enclosed attached playground areas, with paved parking for 209 vehicles.

The applicant is seeking Site Plan approval to enclosed an outdoor dining area along the north side of the existing restaurant with removable glass panels. The enclosure is approximately 2,650 s.f. in area and provides an additional 36 seats to the restaurant.

Charles Mayo, owner stated that he had temporarily enclosed the outdoor patio. The restaurant has been opened for 6 weeks and the patio itself was approved for the site but the enclosure was not and he apologized for the enclosure being done with Board approval. He agreed to place bollards around the enclosed patio and he said he will be installing windows so the enclosure can remain heated.

Ms. 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. Pargament, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Mr. Gagliano.

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

Respectfully submitted

Donna Pignatelli