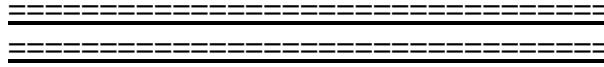


**MARLBORO TOWNSHIP PLANNING BOARD**  
**FEBRUARY 15, 2017**



**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. GUPTA, MR. SLOTOPOLSKY, MR. MESSINGER,  
MR. PARGAMENT, MR. BARENBURG, MR. GAGLIANO**

**ABSENT... MR. BETOFF, MR. CHERBINI, COUNCILWOMAN MAZZOLA,  
MAYOR HORNIK**

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1147-16 SAKOUTOS REALTY, LLC. – MEMORIALIZATION OF RESOLUTION  
GRANTING MINOR SUBDIVISION APPROVAL**

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

**P.B. 1148-16 MARLBORO ROUTE 9 HOLDING, LLC – PUBLIC HEARING –  
PRELIMINARY & FINAL 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.

Dante Alfieri, Esq. represented the applicant. The site is 9.7 acres and contains 400 feet of frontage along the west side of Route 9 approximately 1,640 feet north of the Route 520 intersection, within the C-4 zone, Block 175 Lots 7 thru 10. Currently the property is vacant/wooded and is traversed by a tributary to Deep Run and is encumbered by wetlands and associated buffers along both sides of said tributary. The rear property line of the tract serves as the municipal boundary with Old Bridge Township.

Graham MacFarlane, P.E.,P.P. from Professional Design Services testified on behalf of the applicant. The applicant proposes to construct a 2,676 s.f., fifty two seat one story fast food restaurant(Burger King) with drive thru service. Access is proposed by a right in/right out drive along Route 9 near the southerly property line with parking proposed for twenty eight vehicles along the front of the proposed building.

Entered into evidence were the following exhibits:

- A-1 Aerial Display – dated February 15, 2017
- A-2 Site Plan – dated December 19, 2016
- A-3 Stream Corridor – dated February 15, 2017
- A-4 Architectural Plan showing four sides of structure – dated February 15, 2017

Mr. MacFarlane discussed with the Board how the site was impacted by wetlands and most of the site is unusable for construction.

The Board asked questions regarding the number of parking spaces proposed. Mr. MacFarlane stated that the ordinance requirement for the number of parking spaces was too high for this kind of project and that most of the people using the site would not be parking but using the drive thru.

Mr. MacFarlane reviewed the architectural plan with the Board stating that there will be a 20 foot entranceway and a Lollipop sign that will be 6 foot in diameter and will comply with the Township ordinance.

Jason Chang, Director of Development for the Parade Group, which builds Burger Kings stated that his company has 60 existing Burger Kings and is building 3 more. The average number of employees at the site would be 6-8 during off hours and 8-9 during peak hours. The hours of operation will be 6:00a.m. to 12:00 midnight 7 days a week. All deliveries will come after

midnight. He stated that the dining room seats up to 35 people and the drive thru will have queuing for at least 7 vehicles.

Scott Kennel, Traffic Expert reviewed with the Board the NJDOT approval for access to the site and how the site would work with peak traffic times in the morning and in the evening. He stated that the site would have most likely 60-70 vehicles per hour and 80 vehicles at peak on Saturday and at lunchtime. There will be a right in/right out driveway.

He stated that parking will not be an issue. Many of the employees would share rides.

He also stated that the applicant will comply with the Fire Marshall's report that the entrance will have a compressed curve so that a WB40 truck could enter the site.

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.Gupta. In favor: Mr. Gupta, Mr.Slotopolsky, Mr. Pargament, Mr. Barenburg, Mr. Gagliano. Opposed: Mr. Messinger.

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

Respectfully submitted

Donna Pignatelli