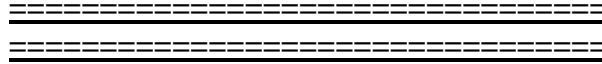


MARLBORO TOWNSHIP PLANNING BOARD

APRIL 19, 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. BETOFF, MR. CHERBINI, MR. GUPTA, MR. MESSINGER, MR. PARGAMENT, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MR. KANSKY

ABSENT... MAYOR HORNIK, MR. GAGLIANO

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

SALUTE THE FLAG

A motion to approve/amend the minutes of February 15, 2017 was offered by Mr.Gupta, seconded by Mr. Slotopolsky. In favor: Mr.Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg.

A motion to approve/amend the minutes of March 15, 2017 was offered by Mr. Cherbini, seconded by Mr.Gupta. In favor: Mr.Cherbini, Mr.Gupta, Mr. Messinger, Mr. Barenburg, Mr. Kansky.

CITIZENS VOICE

Adam Papismedov – 35 Manor Drive asked the Board if there were any plans for the development of North Main Street in the area of Route 79 and Stevenson Drive.

P.B. 1150- 17 BRANDON – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

Mr.Cherbini, Mr.Gupta, Mr. Messinger, Mr. Barenburg, Mr. Kansky.

P.B. 1151-17 HOIDZ – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr.Cherbini, seconded by Mr. Kansky. In favor: Mr.Cherbini, Mr.Gupta, Mr. Messinger, Mr. Barenburg, Mr. Kansky.

P.B. 1155-17 GARIBO – EXTENSION OF TIME

Dante Alfieri, Esq. represented the applicant. The site contains 201 feet of frontage along the west side of Route 9, approximately 866 feet south of the Route 520 intersection, Block 270 Lot 13.

He stated that on January 15, 2014, the applicant was granted Preliminary and Final Site Plan approval for Phase 1 improvements which have been completed, as well as Preliminary Site Plan approval for Phase 2 improvements which include construction of a 6,750 s.f. one story office building with parking for 27 vehicles.

The applicant is now seeking a one year extension of time until January 15, 2018 to construct Phase 2.

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

P.B. 1140-16 MISTRY – PUBLIC HEARING – SITE PLAN – PHASE II

Dante Alfieri, Esq. represented the applicant. The subject 1 acre property contains 130 feet of frontage along the northerly side of Route 520 opposite and west of the Stokes Lane intersection, within the OPT-2 zone, Block 175 Lot 25. Currently, the property contains a one story dwelling with associated porch, walks and rear deck, accessory shed and a detached garage having access by a paved driveway along Route 520. The dwelling is serviced by municipal water and sanitary sewer.

The applicant was granted Preliminary and Final Site Plan Approval by resolution dated September 21, 2016 to convert the existing dwelling into a medical office including construction of a sidewalk and handicap access along the front of the building and provide five parking spaces along the westerly side of the property line. The applicant was also granted Preliminary Site Plan Approval for Phase 2 for the construction of a 2,198 s.f. one story building addition along the rear of the existing building, as well as fourteen additional parking spaces.

Brent Papi, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Colored Site Plan dated February 27, 2017

The applicant is now seeking Final Site Plan Approval for Phase 2. Mr. Papi reviewed with the Board the colored Site Plan, which addresses all the comments from the Preliminary Approval. He stated that the proposed parking complies with ITE standards with twenty five overall parking spaces.

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

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1154-17 DIMATRE MANAGING CORP./BRIOSO RESTAURANT – 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 4.3 acres and contains 228 feet of frontage along the east side of Route 9 approximately 350 feet south of the Clayton Lane intersection, Block 299 Lot 109, within the C-3 zone. Currently the property contains a one story restaurant with associated parking for sixty vehicles. There are two accessory sheds onsite.

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

- A-1 Colored Site plan dated 12-20-16
- A-2 Aerial photo the site dated 4-19-17
- A-3 Series of 4 photos showing current conditions
- A-4 Architectural & Elevation plan dated 1-24-17
- A-5 Rendering views of restaurant showing expanded outdoor area
- A-6 Colored rendering of proposed outdoor lighting dated 4-19-17
- A-7 Colored rendering of HVAC unit with enclosure
- A-8 Wood screen detail plan

Mr. Leber testified that the applicant proposed to add an outdoor dining patio/terrace of approximately 1,300 s.f. to provide an additional forty eight seat to the existing restaurant. The outdoor dining will contain various seating areas with some areas having an arbor/ pergola structure

to be surrounded with a 4 to 6 foot high wall with a landscape buffer. There will be a fountain feature along the base of a portion of the wall. There will be no outdoor music or bright lighting and the patio would close by 10:00P.M.

Mr. Leber reviewed the expansion of the parking lot and stated that the parking stalls will be 9 18 not 10 x 20. There will be valet parking at the site using the rear of the property.

The existing shed will be relocated, therefore, no variance will be needed. The deteriorating stockade fence along the north side of the property will be replaced with a 6 ft. vinyl fence.

The applicant agreed to comply with the noise ordinance and that all parking and lighting plans will be reviewed and approved by the Board Engineer.

Mr. Raphael DiMaggio, applicant stated that there will be two valet employees and more, if needed. He also agreed to remove the large Vshaped sign that exists in the front of the site. He also stated that all deliveries will be during the day.

Mr. Raciti, architect testified showing exhibits A-5, A-5, A-7, A-7 and A-8 as to how the site will look and how the fountain will function. He stated that the wall will be 8 ft. tall with landscaped screening and there will be portable heaters on the patio. The applicant agree to install bollards for protection from automobiles.

There will be a service bar but no televisions and no entertainment by bands.

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

PUBLIC HEARING OPENED

The following residents spoke:

Michael Brogen – 17 Croyden Court

He wanted to make sure the applicant complied with the tree removal ordinance and replace the fence

Grace Behrend – 15 Croydon Court

She presented 19 pictures from the site showing how the site has not been well maintained.

Al Carcaldi – 13 Croydon Court

He had many question about how this site will work regarding parking and noise

PUBLIC HEARING CLOSED

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

In favor: Mr. Betoff, Mr. Gupta, Mr. Slotopolsky, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola. Opposed: Mr. Cherbini, Mr. Messinger.

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

Respectfully submitted

Donna Pignatelli