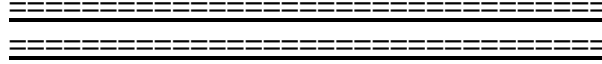


MARLBORO TOWNSHIP PLANNING BOARD
AUGUST 2, 2017



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. CHERBINI, MR. GUPTA, MR. SLOTOPOLSKY,
MR. MESSINGER, MR. BARENBURG, MR. KANSKY**

**ABSENT... MR. BETOFF, MR. PARGAMENT, COUNCILWOMAN
MAZZOLA, MAYOR HORNIK, MR. GAGLIANO**

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of July 19, 2017 was offered by Mr.Slotopolsky, seconded by Mr.Barenburg. In favor: Mr.Slotopolsky, Mr. Messinger, Mr.Barenburg.

P.B. 1160-17 JOYTON INVESTMENTS, 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 3.5 acre property contains 236 feet of frontage along the cul-de-sac of Ginesi Drive approximately 635 feet north of the Route 520 intersection, within the IOR zone, Block 176 Lot 110. The property currently has a two story warehouse and office building, approximately 15,000 s.f. in size, with associated walks and a loading ramp with parking for 20 vehicles.

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

- A-1 Colored Site Plan dated June 12, 2017
- A-2 4 Photos of site dated August 1, 2017

Mr. Leber stated that the plans for an expanded office area would allow for the property to be utilized to a greater extent than it is currently. The majority of nonconformities with the plan are existing on the property.

The plan calls for the installation of two stormwater basins on the property that currently do not exist. These basins will eliminate current drainage problems on the property and would prevent any negative impact from additional lot coverage associated with the application.

The lot coverage in the plan would expand the current percentage of impervious coverage, but would remain under the maximum allowable under the ordinance.

Laura 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. Cherbini, seconded by Mr. Slotopolsky. In favor: Mr.Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr.Barenburg, Mr. Kansky.

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

Respectfully submitted

Donna Pignatelli

