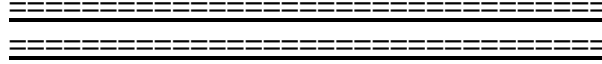


MARLBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 6, 2017



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. BARENBURG, MR. KANSKY**

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

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

SALUTE THE FLAG

Mr. Kansky will be sitting in for Mr. Betoff

CITIZENS VOICE

No one from the public spoke

**P.B. 1160-17 JOYTON INVESTMENTS, LLC. – MEMORIALIZATION OF
RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

P.B. 1147-16 SAKOUTIS REALTY, LLC – EXTENSION OF TIME

Salvatore Alfieri, Esq. represented the applicant. The site is a 5.4 acre corner lot and contains

462 feet of frontage along Tennent Road to the east and 648 feet of frontage along Clayton Road to the north, within the R-80 zone, Block 299 Lot 119. Currently, the property contains a one story dwelling with associated walks and rear patio, a detached garage and a paved driveway along Tennent Road.

On February 2, 2017, the applicant was granted Minor Subdivision approval to subdivide the tract into 2 lots of 2.3 acres and 2.4 acres for single family residential development.

The applicant is requesting a 190 day extension of time . The applicant is in the process of obtaining Final Approval from the Monmouth County Planning Board.

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

P.B. 1162-17 14 ROUTE 520 REALTY, LLC – RELIEF OF CONDITION

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 one acre property contains 150 feet of frontage along the north side of Rout 520 opposite and east of the Stokes Lane intersection, within the C-4 zone, Block 175 Lot 27.

Currently, the property contains a mixed use two story office building containing medical office and general office uses with parking for 38 vehicles.

The applicant was granted Preliminary and Final Site Plan Approval by resolution dated July 7, 2004 permitting a total building area of 6,785 s.f. consisting of 3,249 s.f. of general office use and 3,536 s.f. of medical office. The applicant was subsequently granted “Relief from Condition of Preliminary and Final Site Approval” per resolution dated December 7, 2005 to convert 2,720 s.f. of the approved general office area to additional medical office use and more specifically, to permit Suite A to contain no more than two treatment rooms while Suite D would be limited to four treatment rooms. Additionally, Suite B and C would not be permitted to provide additional treatment rooms whereby Suite B contains four treatment rooms and Suite C contains one treatment room. Suite E within the building would be restricted to general office use and at no time utilized for medical office use.

The applicant is now seeking Relief From Conditions of Approval to utilize the entire 6,785 s.f. of the building as medical office use and to exceed the limit of treatment rooms permitted as a result of the December 7, 2005 Resolution of Approval. At the time of the original approval, the total number of parking spaces was one space per 250 s.f. of gross floor area for a general office use and one space per doctor/employee plus three spaces per treatment room for medical use, or a total of fifty spaces, however, the current parking requirement for a medical office is four

spaces per 1,000 s.f. of gross floor area resulting in twenty eight spaces required for the proposed use.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

RESOLUTION 2017-272 – AUTHORIZING THE MARLBORO TOWNSHIP PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR DETERMINATION OF AN AREA IN NEED OF REDEVELOPMENT

Ms. Neumann, P.E., P.P. stated that there are several Junkyard Parcels located in the Township that are in need of Redevelopment due to their underutilization and need to be cleaned up as Environmental Hazards.

A motion to approve the site investigation was offered by Mr. Slotopolsky, seconded by Mr. Barenburg. In favor: Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Barenburg, Mr. Kansky.

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

Respectfully submitted

Donna Pignatelli