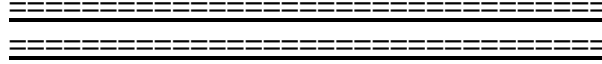


**MARLBORO TOWNSHIP PLANNING BOARD**  
**OCTOBER 4, 2017**



**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, MR. GAGLIANO**

**ABSENT... MR. SLOTOPOLSKY, COUNCILWOMAN MAZZOLA, MAYOR HORNIK, MR. KANSKY**

**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 August 2, 2017 was offered by Mr. Cherbini, seconded by Mr. Gupta. In favor: Mr.Cherbini, Mr. Gupta, Mr. Messinger, Mr. Barenburg.

A motion to approve/amend the minutes of September 6, 2017 was offered by Mr.Gupta, seconded by Mr., Messinger. In favor: Mr.Gupta, Mr. Messinger, Mr. Barenburg.

**P.B. 1147-16 SAKOUTIS REALTY, LLC – MEMORIALIZATION OF RESOLUTION GRANTING A 190 DAY EXTENSION OF TIME**

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

**P.B. 1162-17 14 ROUTE 520 REALTY, LLC/DR. GOLDBERG – MEMORIALIZATION OF RESOLUTION GRANTING RELIEF OF A CONDITION ON THE AMOUNT OF MEDICAL SPACE ALLOWED**

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

**2017-272 MEMORIALIZATION OF RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION OF AREAS IN NEED KNOWN AS “JUNKYARDS”**

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

**P.B. 1163-17 430 ROUTE 9 REALTY, LLC/AUNT BUTCHIE’S – PUBLIC HEARING 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 subject 0.8 acre property is a corner lot and contains 520 feet of frontage along Route 9 to the west and 513 feet of frontage along Clayton Road to the east, within the C-3 zone, Block 294 Lot 2.

Currently, the property contains a one story restaurant building with associated parking for forty four vehicles. Access is provided by a right-in only drive along Route 9 with a right-out drive further north along Route 9 as well as two drives along Clayton Road opposite the Route 9 drives. The building is serviced by municipal water and sanitary sewer within Clayton Road.

Peter Marcoloni, owner and partner of the corporations stated that the restaurant will be open from 11:00 A.M. to 9:00 P.M. Tuesday through Thursday, closed on Monday and Friday through Sunday will be open from 12:00A.M. to 10:00 P.M. Outside seating will be open until 8:00 P.M. on weekdays and 9:00 P.M. on weekends. There will be no live music.

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 August 22, 2017
- A-2 Colored Architectural rendering dated September 22, 2017
- A-3 Colored rendering of additional Signage

The applicant proposed to renovate the existing building (approximately 3,500 s.f.) and continue the restaurant use of the site. The applicant is proposing an outdoor seating area (510 s.f. 18 seats) along the east side of the building. The existing parking are is to be reconfigured while maintaining the forty four spaces and including elimination of the southerly access drive along

Clayton Road. Walkway and curb improvements are proposed around the existing building and a fence enclosed refrigeration unit is also proposed along the east side of the building. Additional improvements include enclosing the existing refuse area with an 8 foot high vinyl fence and revision to existing site identification sign and building mounted signs. The proposed restaurant use is indicated to provide a total of one hundred thirty seats including the eighteen seat outdoor area.

Steven Raciti, Architect testified that there will be a small outdoor fountain in the seating area and there will be additional signage on the front elevation.

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. Betoff, Mr. Cherbini, Mr., Gupta, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mr. Gagliano.

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

Respectfully submitted

Donna Pignatelli