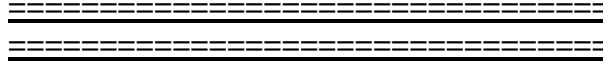


**MARLBORO TOWNSHIP PLANNING BOARD**  
**JANUARY 17, 2018**



**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. PARGAMENT,  
MR. BARENBURG, MS. FRANCO**

**ABSENT... MR. GUPTA, MR. SLOTOPOLSKY, MR. MESSINGER,  
MR. GAGLIANO, MR. KANSKY**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of November 1, 2017 was offered by Mr. Betoff, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Cherbini, Mr. Pargament, Mr. Barenburg.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1161-17 AMERICAN PLAZA 3, LLC/CHICK-FIL-A – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN**

This resolution is being carried to the meeting of February 7, 2018.

**P.B. 1166-17 ALLAN BILINSKI – MEMORIALIZATION OF RESOLUTION GRANING MINOR SUBDIVISION APPROVAL**

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

**P.B. 1159-17 D'AMORE – PUBLIC HEARING – MINOR SUBDIVISION**

This application is being carried to the meeting of February 21, 2018, without further notice.

**P.B. 1150-17 JULIA SWITZER-BRANDON – EXTENSION OF TIME**

Salvatore Alfieri, Esq. represented the applicant. The applicant was granted Minor Subdivision Approval by Resolution dated April 19, 2017.

According to Municipal Land Use Law a Minor Subdivision is to be perfected within 190 days of the resolution. The applicant has received Conditional Final Approval from the Monmouth County Planning Board. They are in the process of obtaining approval from the NJDOT.

The applicant is requesting a 120 day Extension of Time in which to perfect the subdivision approval.

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Cherbini, Mr. Pargament, Mr. Barenburg, Ms. Franco.

**P.B. 1165-17 IGS SOLAR, LLC – PUBLIC HEARING – MINOR 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 site contains 260 feet of frontage along the east side of Main Street (Route 79) and 215 feet of frontage along the south side of Route 520, Block 213 Lot 10, within the R30/20 zone. Currently, the property contains a house of worship (Saint Gabriel's) with associated parking areas having access by a one way entry drive and one way exit drive along Route 79 as well as an apparent full movement drive along Route 520.

Thomas Roesch, P.E. testified on behalf of the applicant. The applicant is seeking approval to install a ground mounted solar panel array field (approximately 800 panels near the rear northeast corner of the overall property to assist with the electric needs of the church, parish hall and rectory buildings. The proposed array field would be located within a cleared portion of the property north of a stormwater basin area and east of onsite parking. The proposed array field is indicated to encompass a total area of approximately 39,271 s.f. (173 feet x 227 feet) within a 6 foot high chain link fence enclosure and the proposed panels are indicated to have an overall height of approximately 7.5 feet above ground. The panels will be serviced two times per year.

**PUBLIC HEARING**

No 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. Pargament, Mr. Barenburg, Ms. Franco.

A motion to adjourn was offered by Mr. Cherbini, seconded by Mr. Betoff.

Respectfully submitted

Donna Pignatelli