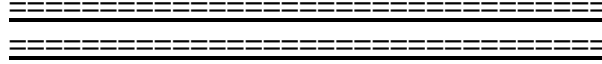


MARLBORO TOWNSHIP PLANNING BOARD
FEBRUARY 21, 2018



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. CHERBINI, MR. SLOTOPOLSKY, MR. PARGAMENT, MR. BARENBURG, MS. FRANCO, MR. KANSKY

ABSENT... MR. BETOFF, MR. GUPTA, MR. GAGLIANO, COUNCILWOMAN MAZZOLA, MAYOR HORNIK

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

SALUTE THE FLAG

A motion to approve/amend the minutes of January 3, 2018 was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Slotopolsky, Mr. Pargament, Mr. Barenburg, Mr. Kansky.

A motion to approve/amend the minutes of January 17, 2018 was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: 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 APPROVAL

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

P.B. 1150-17 JULIA SWITZER – MEMORIALIZATION OF RESOLUTION GRANTING A 190 DAY EXTENSION OF TIME

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

P.B. 1165-17 IGS SOLAR, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

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

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

P.B. 1169-18 LUCAS DEVELOPMENT, LLC. – PUBLIC HEARING – AMENDED 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.

Salvatore Alfieri, Esq. represented the applicant. The 1.2 acre site contains 165 feet of frontage along the north side of Commercial Court, west of the Tennent Road intersection, within the IOR zone, Block 172 Lot 40.03. The property is located within an industrial/office park complex and currently contains a two story warehouse/commercial building having 2 apparent full movement access drives along commercial Court with parking for 35 vehicles to the rear and west of the building.

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

- A-1 Colored Site Plan, dated February 9, 2018
- A-2 Colored Photos of the site

The applicant is seeking Site Plan approval to construct a 4,180 s.f. two story building addition, including wall mounted lighting along the rear of the existing building and reconfiguration of onsite parking to provide 33 spaces, a proposed reduction of 2 spaces from existing.

Aurora Multi Media is currently the tenant. The hours of business are 9:00 a.m. to 5:00 p.m with 25 employees. This is an electronic assembly plant that does not produce any toxins. There will be one single axle truck delivery per week.

Mr. Kociuba reviewed the runoff stormwater with the Board and stated that this addition presented no changes.

Ms. Neumann, P.E.,P.P. reviewed her report with the Board.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

DISCUSSION

The Planning Board reviewed the various Zoning Board applications for 2016 and 2017 that were listed on the CME report dated January 5, 2018. The Planning Board agrees with the proposed amendments and updates from the Zoning Board report in that they would better facilitate a following of the Township Master Plan and the orderly Land Use application process.

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

Respectfully submitted

Donna Pignatelli