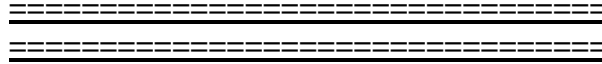


MARLBORO TOWNSHIP PLANNING BOARD

MAY 2, 2018



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN ANDREW PARGAMENT AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. PARGAMENT 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. GAGLIANO, MR. PARGAMENT, MS. FRANCO, MR. KANSKY

ABSENT... MR. CHERBINI, MR. GUPTA, MR. SLOTOPOLSKY, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MAYOR HORNIK

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

Mr. Kansky will be sitting in for Mr.Slotopolsky.

P.B. 1159-17 D'AMORE – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

P.B. 1170-18 ADAM BUCHMAN – MEMORIALIZATION OF RESOLUTION GRANTING SITE PLAN APPROVAL

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

P.B. 1175-18 MARLBORO HIGH SCHOOL – REVIEW & RECOMMENDATION

The application is for the construction of various alterations/renovations to the school building and site improvements including parking lot repaving, reconstruction of the tennis courts, ADA/safety renovations to the bleachers, school building roofing replacements and construction of a multi-purpose synthetic field, concession stand and field lighting at the location of the existing football field.

Ms. Neumann, P.E.,P.P. reviewed Mr.Staknys, P.E., Assistant Township Engineer, report with the Board.

The Planning Board had no issues with regard to any of the improvements and welcomes the upgrade to the school facilities. The Board requested that a full set of plans be submitted to the Board's Engineer Laura Neumann, P.E.P.P. and any necessary outside approvals needed, be pursued.

P.B. 1171-18 189 TICETOWN ROAD – SOIL REMOVAL

This application will be heard at the meeting of May 16, 2018.

P.B. 1173-18 ZIZZA – PUBLIC HEARING – MINOR SUBDIVISION

Salvatore Alfieri, Esq. represented the applicant. The site contains 952 feet of frontage along the east side of Tennent Road approximately 140 feet north of the Darlene intersection, Block 305 Lot 18.10, within the R-20 zone.

Joshua Sewall, P.E. testified on behalf of the applicant. Currently the property contains a 2-story dwelling with associated walks, deck/patio, fence, in ground pool, a detached 1-story garage and a paved drive at the approximate midpoint of the Tennent Road site frontage. The property is encumbered by two 50 foot wide drainage easements and stream encroachment easements associated with drainage channels traversing the site east to west as well as a 50 foot wide drainage and landscape easement along the Tennent Road site frontage and a 50 foot wide utility easement along the property line.

Mr.Sewall testified that the applicant proposes to subdivide the existing 13.2 acre property into two new lots.

-Lot a would contain 2.3 acres in size and contain 417 feet of frontage along Tennent Road. The lot would be developed with a future residential dwelling having access

along Tennent Road.

-Lot B would contain 11 acres in size and contain 535 feet of frontage along Tennent Road. The lot would contain the existing 2-story dwelling, detached garage and in ground pool.

The applicant will perfect the subdivision by plat.

Ms. 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. Betoff, seconded by Mr. Gagliano. In favor: Mr. Bet off, Mr. Galliano, Mr. Argument, Ms. Franco, Mr. Kensky.

P.B. 1174-18 UNITED TERRAIN GROUP – PUBLIC HEARING – SITE PLAN

Michael 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 is 8.6 acres and contains 183 feet of frontage along the east side of Route 79, approximately 1,261 feet south of the Beacon Hill intersection, Block 386 Lot11, within the CS zone.

Mr. Juan Burro, applicant reviewed the overall operations of the site. He stated that there will be 3 – 4 employees with hours of 7:00 a.m. to 5:00 p.m. The site would be used as a design professional office for a landscape architecture firm.

The pole barn will house small equipment including a compressor and will only have electric, no sewer or water. There will be no heavy equipment stored at this site. All heavy equipment will be stored at the applicant's Somerset County site. The only trucks coming to the site would be deliveries from Amazon Prime. The pole barn would have three bays for entry.

Entered into evidence were the following exhibits:

- A-1 Letter to Sarah Paris from Sal Alfieri,Esq. dated 1-5-18
- A-2 Landscape plan dated 1-18-18
- A-3 Pole barn picture dated 5-2-18
- A-4 Aerial of site & 8 photos

- A-5 Color rendering of site dated 2-25-18
- A-6 Colored site plan dated 2-21-18
- P-1 & P-2 letters from Walter Toto, Esq. dated 5-1-18 & 5-2-18

Marc Leber, P.E.P.P. testified on behalf of the applicant. Currently the property contains a 1-story dwelling with associated walks, 2 detached garages, an accessory shed, and a gravel drive along the Route 79 frontage. The property is traversed along the approximate midpoint by a portion of Sandy Brook and is encumbered by wetlands and wetland buffer associated with same along the rear of the property. The dwelling is serviced by municipal water and a private individual septic system.

The applicant proposes to remove the existing accessory buildings/structures and access drive to construct a 4,800 s.f. pole barn, as well as to convert the existing onsite dwelling to a proposed office use for a landscape contractor. Access is proposed by a 25 foot wide paved drive along the southerly side property line and leading to a 6 vehicle paved parking area between the existing dwelling and the proposed pole barn. A new septic system is proposed to service the office building with continued municipal water service. An underground detention basin discharging to existing onsite wetland areas is proposed for stormwater management purposes. The front portion of the site, west of Sandy Brook is to be enclosed by a 6 foot chain link fence including gated access along the site access drive. Additional improvements include a proposed site identification sign along the site frontage, landscaping along the parking area, southerly property line and site frontage as well as lighting along the access drive and within the parking area.

Mr. Leber testified that the applicant agreed to pave the parking lot if requested by the Township and would have Belgium block curbing.

The applicant also agreed to a 6 ft. high board on board fence to buffer the property between them and Lisa and Tom Bowers.

The sign on the property would have lighting from landscape ground and would not be interior lit.

Henry Anderson, P.P. testified to the positive and negative criteria and all the variances being sought.

Ms. Laura Neumann, P.E.,P.P. reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

Walter Toto, Esq. appeared on behalf of his clients Tom and Lisa Bowers.

Mr. Toto cross examined the applicant's witnesses as to what the accessory building would be used for and how large they would be.

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Mr.Gagliano, seconded by Ms.Franco. One vote was cast.

Respectfully submitted

Donna Pignatelli