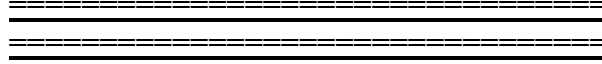


MARLBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 5, 2018



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. GUPTA (arr.7:45pm).
MR. BARENBURG, MS. FRANCO, MR.KANSKY**

**ABSENT... MR. SLOTOPOLSKY, MR. GAGLIANO, MR. PARGAMENT,
COUNCILWOMAN MAZZOLA, MAYOR HORNIK**

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

P.B. 1176-18 MAPLE TREE PLAZA, LLC – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

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

P.B. 1117-14A MONARCH POINTE II, LLC – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

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

P.B. 1178-12 CAMPUS DRIVE WEST – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR 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.

William Mehr, Esq. represented the applicant. The site is 5.1 acres and contains 426 feet of frontage along Route 18 and associated access ramp for Hartman Road to the east, Block 176 Lot 121.01, within the IOR zone.

Currently the property is vacant with the exception of drainage pipes associated with site improvements for an industrial/business park complex on adjoining Lot 118.01 south and west of the subject site. The property is encumbered by various drainage, utility and WMUA easements along the southerly property line and the western portion of the site also apparently associated with the adjoining industrial/business park.

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

- A-1 Overall site plan, dated 8-31-18
- A-2 C.J.O.I.P. plan, dated 8-13-18
- A-3 Existing Conditions
- A-4 Survey of property dated 8-15-91 last revised 4-12-96
- A-5 Colored rendering –Landscape & Grading
- A-6 Landscaping – sheet 5
- A-7
- A-8 Site Plan
- A-9 Cross Easements – dated 5-3-18
- A-10 Phase I Envir. Site Assessment – dated 7-29-13

The applicant proposes to construct a 23,380 s.f. (100' x 260') multi tenant warehouse/flex space building with parking for 70 vehicles and a fence enclosed (6' board on board) gravel/crushed stone storage area along the eastern portion of the site near the Route 18 right-of-way. Access is proposed, near the southwest property corner, by connection to existing site access drives serving the adjoining industrial/business park with looped circulation around the subject warehouse/flex-space building and loading areas proposed along the east side of the building. The building is to be serviced by municipal water and sanitary sewer services via connection to existing mains traversing the site associated with adjoining industrial/business park and an onsite detention basin is proposed near the northwest corner discharging to an existing offsite basin for stormwater management purposes. Landscape and lighting improvements are proposed throughout the site, including two refuse enclosure areas, and the existing landscape buffer along the Route 18 right-of-way line is to remain as exists. The building is indicated, per the Architect

Plans, to contain seven apparent warehouse/office tenant areas and one office only tenant area.

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

PUBLIC HEARING OPENED

Kevin Moore, Esq. represented Shamus Gilson owner of TMC Marlboro. Entered into evidence was the following exhibit:

P-1 Covenant Agreement

They are opposed to the gravel/crushed stone storage area. They feel it does not fit in with the rest of the industrial park tenants.

This application is being carried to the meeting of November 7, 2018, without further notice.

P.B. 1181-18 B & B HOSPITALITY GROUP, LLC/OSTERIA – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Katherine Kim, Esq. represented the applicant. The subject 13.6 acre tract contains 789 feet of frontage along the east side of Route 79, opposite the Ryan Road intersection, Block 415 Lot 21.32, within the C-5 zone. Currently the site is developed as the Brook's Edge Shopping Center, which includes a multi-tenant retail building and the subject pad site restaurant with associated parking for 427 total vehicles throughout the site. The site is accessed via a 50 foot wide utility, access, and roadway easement, which contains Inverness Drive that ultimately extends to a signalized intersection along Route 79 opposite the Ryan Road intersection. The site is serviced by public water and sanitary sewer systems.

A.J. Garrito, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored rendering sheet 5 of 7 dated June 25, 2018, revised August 20, 2018
- A-2 6 Photographs taken of the site dated September 15, 2018

The applicant proposes to construct a 1 story building addition of approximately 867 s.f. along the west side of the existing restaurant to be utilized as an expansion of the existing bar area providing a total of 24 bar seats, an increase of 12 seats. The applicant also proposes to add patio areas along the west and south sides of the building, including two proposed bocce courts along the south side, with aluminum fence screening along the patio perimeters. An existing delivery/service lane driveway and grassed median area along the south side of the building are to be removed to accommodate the proposed site improvements. There will be no reduction of

existing parking spaces. A generator, landscape and lighting improvements are also proposed.

Steven Botta, applicant stated that the generator will be tested during business hours and deliveries will take place between 9:00 a.m and 6:00 p.m. The bocce ball courts will be used up until 11:00 p.m. No food or beverages will be served on the bocce courts.

Laura Neumann, P.E.,P.P. reviewed her report with the Board and answered questions.
PUBLIC HEARING OPENED

Shirley Lin – 6 Inverness Drive

She was concerned that a bar like atmosphere would happen on the bocce courts

Barbara Faiela – 8 Inverness Drive

She asked about bocce leagues and was also concerned about a bar atmosphere on the bocce courts

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli