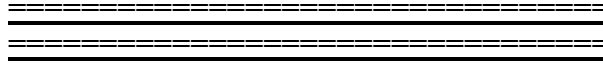


**MARLBORO TOWNSHIP PLANNING BOARD**  
**OCTOBER 16, 2019**



**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. SLOTOPOLSKY, MR. PARGAMENT, MS. FRANCO, MR. BARENBURG, DR. ADLER**

**ABSENT... MR. GUPTA, MR. GAGLIANO, COUNCILWOMAN MAZZOLA, MAYOR HORNIK, MR. KANSKY, MR. KESSLER**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of September 18, 2019 was offered by Dr. Adler, seconded by Mr. Pargament. In favor: Mr. Pargament, Ms. Franco, Dr. Adler.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1194-19 55 WILLOW LANE ASSOCIATES, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

**P.B. 1197-19 MARLBORO ROUTE 9 HOLDINGS, LLC/BURGER KING – PUBLIC HEARING - FINAL MAJOR SITE PLAN-FREE STANDING SIGN**

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.

Dante Alfieri, Esq. represented the applicant. The site contains 400 feet of frontage along the west side of Route 9, approximately 1,640 feet north of the Route 520 intersection, within the C-4 zone, Block 175 Lots 7 thru 10. The property is traversed by a tributary to Deep Run and is encumbered by wetlands and associated buffers along both sides of said tributary. The rear property line of the tract serves as the municipal boundary with Old Bridge Township west of the site.

Mr. McFarline, applicant's sign expert testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Sign display with two google street views, dated 10-16-19

Mr. McFarline reviewed with the Board the exhibit and stated that the reason the sign variance was needed was because the current sign on the site could not be seen while traveling along the highway, in that it was obscured by other signs and trees. He stated that the applicant was creating a new sign that was 30 feet tall and has 0 setback from the right-of-way.

The Board questioned the height of the sign and it was decided that the proposed sign could only be 25 feet and therefore, a variance was not required. It was decided that the sign on the front of the site would be removed and replaced by a 6 x 8 monument sign that would not obscure the site triangle.

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

PUBLIC HEARING OPENED

Diego Sciancalepore- 7 Center Street  
Questions about the sign's illumination.

PUBLIC HEARING CLOSED

A motion in the alternative was offered by Mr. Pargament, seconded by Dr. Adler. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Mr. Barenburg, Dr. Adler.

**SCATTERED SITES – DISCUSSION AS TO TRANSMITTAL OF REPORT TO COUNCIL**

At the October 16, 2019 Planning Board meeting the Board reviewed the Scattered Site Redevelopment Plan, prepared by CME. At that meeting the Board approved the Redevelopment Plan and now wishes to transmit it to the Council.

The Board all agreed and one vote was cast.

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

Respectfully submitted

Donna Pignatelli