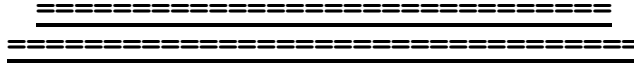


**MARLBORO TOWNSHIP PLANNING BOARD**

**September 16, 2020**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG 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. GUPTA, MR. SLOPOLSKY, MR. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER and MR. KESSLER.

ABSENT COUNCILWOMAN MAZOLLA, MR. KANSKY MAYOR HORNIK.

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of August 19, 2020 was offered by Mr. Pargament, seconded by Mr. Gupta. All Approve

CITIZENS VOICE

No one from the public registered to speak

**P.B.1203-20 156 Boundary Road, LLC.**- Public Hearing for Preliminary and Final Major Site Plan to include construction of a two story 29,998. s.f. building for manufacturing/warehouse use in Phase-1 and a future 33,133. s.f. building addition in Phase-II, located at 156 Boundary Road, Block 214 Lot 50, in the L-1 Zone.

The Board took jurisdiction and entered evidence A1- A39

All professionals were sworn in. Salvatore Alfieri, ESQ. represented the Applicant- The area of 156 Boundary Road is located off of Vanderburg Road in a light

industrial zone. Mr. Alfieri has spoken with Colts Neck Township regarding some concerns and has addressed the issues regarding buffering. The environmental and Engineers report comments will be addressed and satisfied.

Robert Senia- Owner of SRS Enterprise- The company designs A/C units, has 35 employees at present. The hours of operation are from 8 a.m.-6 p.m. Monday - Friday. The company manufacturer's small pieces of equipment. There is no activity performed outside of the building. Traffic on the facility is mostly employees with the exception of a tractor trailer possibly once a week. No work on any vehicles or fueling station will done on premises. All metal shavings get recycled, and tanks used for welding are kept in locked cages.

Mr. Reddington- Principal of RedCom Engineer- site is a 10 acre lot, there is a 300 foot as required buffer for brook. Phase 1 will include a two story building. There will be 80 parking spaces, 4 loading docks with ample room for a truck to turn around safely. There is an above ground drainage system for building and underground basin. They have addressed and addressed all concerns with Colts Neck Township and all items within the Engineers report.

Allison Coffin- Planner, the site is presently vacant, heavily wooded and within a mixed use area. The use is permitted in the Zone. This has no detrimental impact on the community. The positive criteria, is that it is in line with the Master Plan, will advance objectives and goals of the Master Plan

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Dr. Adler and 2<sup>nd</sup> by Mr. Pargament, to grant Preliminary and Final Major Site Plan to include construction of a two story 29,998. s.f. building for manufacturing/warehouse use in Phase-1 and a future 33,133. s.f. building addition in Phase-II, located at 156 Boundary Road, Block 214 Lot 50, in the L-1 Zone and passed with a roll call of 9-0.

Approve: Mr. Betoff Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Dr. Adler Mr. Kessler and Chairman Barenburg,

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**P.B. 1209-20 Touchstone Veterinary Center**- Public Hearing for Preliminary and Final Major Site Plan to include construction of an approximate 3,518 s.f. ground floor building addition and expand the existing paved parking lot to provide 30 total parking spaces located at 382 Route 79, Block 153, Lot 12 in the C-S Zone.

Chairman Barenburg has recused himself from this application.

The Board took jurisdiction and entered evidence A1- A-38

Mr. Anthony Hatab, Esq. appeared for the applicant. The present building is located in a mixed use zone and has been used as a Veterinary office for the last 50 years. The building needs to be modernized and seeks Bulk Variances. The adjoining lot will be purchased by the applicant.

Dr. Morgan has been a Veterinarian for 25 ears, opened this practice 2 years ago. Presently this is a 2 doctor practice with three employees. Once the building is modernized he expects to have 7-8 employees. The practice sees mainly dogs and cats is opened 6 days a week from 9-5 Monday- Friday and Saturday 9-1

Mr. Leber, Planner/Engineer appeared on behalf of the applicant- The building is presently 3300 square feet and has 2 access points from Route 79. The property is 2 ½ acres with a stream in the middle of the property. Due to the constraints of the property the only viable place to put the addition is next to the present building. All comments in the Engineering review will be addressed and complied with.

Warren Freedenfeld, Architect was sworn in and appeared for the applicants. The building addition will fit seamlessly into the present building. All materials will blend into the area and will build with as many sustainable products as possible.

The following Exhibits were added:

A-29 Colored Site Plan

A-30 Alternate Site Plan Layout

A-31 Architectural Rendering

A-32 Overall Site Plan

A-33 Site Plan

A-34 First Floor Plan

A-35 Second Floor Plan

A-36 Basement Plan

A-37 North, South, East and West Elevations

A-38 Axonometric Views.

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Andrew Kessler and 2<sup>nd</sup> by Mr. Betoff, to grant Preliminary and Final Major Site Plan to include construction of an approximate 3,518 s.f. ground floor building addition and expand the existing paved parking lot to provide 30 total parking spaces located at 382 Route 79, Block 153, Lot 12 in the C-S Zone L-1 Zone and passed with a roll call of 8-0.

Approve: Mr. Betoff Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Dr. Adler and Mr. Kessler.

**1201-20-E1 @ Marlboro 79 , LLC.**, Memorialization for Preliminary & Final Major Subdivision and Site Plan to include construction of 280 homes located within the GH2D Zone Block 415 ,Lot 22. -Motion to Approve-Ms. Franco, 2<sup>nd</sup> Mr. Kessler Approved by, Ms. Franco Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Pargament, and Mr. Kessler.

Motion to adjourn @ 10:00p.m., offered by Ms. Franco, 2<sup>nd</sup> Mr. Gupta, all approve.

Respectfully submitted: Suzanne Rubinstein