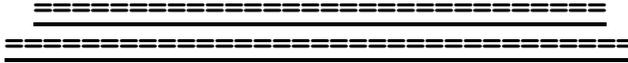


MARLBORO TOWNSHIP PLANNING BOARD

February 3, 2021



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. PARGEMENT, MS. FRANCO, MR. BARENBURG,
COUNCILWOMAN MAZZOLA, MR. KESSLER and DR. ADLER

ABSENT MR. GAGLIANO, MR. KANSKY AND MAYOR HORNIK

PROFESSIONALS PRESENT: MR. HERBERT AND LAURA NEUMANN

A motion to approve/amend the minutes of January 20, 2021 was offered by Mr. Pargament, seconded by Mr. Gupta. All Approve

Dr. Adler took the Oath of Office as administered by Michael Herbert, Esq.

CITIZENS VOICE

No one from the public registered to speak

P.B. 1191A-19 Marlboro Technology Park, LLC. - Public Hearing seeking an Amended Preliminary and Final Site Plan Approval to reduce the size of the proposed 2 story warehouse/office from 64,144 s.f. to 62,602 s.f as well as to relocated the building approximately 26 feet towards Vanderburg Road and reduce parking from 83 to 75 spaces., located at Vanderburg Road, block 214.07, Lot 61.02 within the LI Zone.

The Board took jurisdiction and entered evidence A1- A19

Mr. Licata, represents the applicants. August 2019 the Board approved a 6 tenant 2 story 63,144. Square foot office building. The applicant is looking to modify the building and decrease it to 62,602.00 square feet. There is no change to occupancy or operation and they are bound by all conditions of the August 2019 Resolution.

Robert Siev- Engineer for the applicant was sworn in. The proposed changes is on a lot that is 10.67 acres, within the LI Zone. Exhibit A-20 was shown as what was approved in 2019, 6 units, warehouse on the first floor, 2nd floor will have offices with 83 parking spaces, and a loading dock in the rear. Exhibit A-21 shows the current plan. The building will be decreased to 62,602.00 square foot building, it will still have 6 units, and the first floor would be warehouse and the 2nd floor office space. Four of the units have moved forward to Vanderburgh Road by 26 feet. There will be 75 parking spots, the loading dock has been moved to ensure a 300 foot buffer zone. They will comply with all the comments in the Engineers Report.

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.

Public Hearing Opened:

No one wished to speak

Public Hearing Closed

A motion was offered by Dr. Adler and 2nd by Mr. Betoff, to grant an Amended Preliminary and Final Site Plan Approval to reduce the size of the proposed 2 story warehouse/office building from 64,144 s.f. to 62,602 s.f as well as to relocated the building approximately 26 feet towards Vanderburg Road and reduce parking from 83 to 75 spaces., located at Vanderburg Road, block 214.07, Lot 61.02 within the LI Zone, with a 9-0 vote.

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

P.B. 1053-10A Camelot West-Public Hearing seeking Minor Subdivision approval to subdivide the property into two (2) new

lots located at NJ State Highway Route 79 Block 132, Lot 18 within the CS and LI Zone.

The Board took jurisdiction and entered evidence A1- A19

Bret Kaplan is appearing on behalf of the Applicant. This applicant is looking to subdivide a commercial lot into two lots.

Vince Creevy-Land Surveyor was sworn in. Exhibit A-19 was shown to illustrate that they are looking to divide the commercial lot into two lots. At this time, nothing will be built on the new lot. The emergency access will remain on the lots. They will comply with all comments in the Engineers report, and will file all necessary applications with all required entities.

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.

Public Hearing Opened:

No one wished to speak

Public Hearing Closed

A motion was offered by Mr. Pargament and 2nd by Mr. Betoff to grant approval for a Minor Subdivision approval to subdivide the property into two (2) new lots located at NJ State Highway Route 79 Block 132, Lot 18 within the CS and LI Zone with a 9-0 vote.

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

Motion to adjourn @ 8:20 p.m., offered by Mr. Pargament, 2nd Dr. Adler, all approve.

Respectfully submitted: Suzanne Rubinstein