

**MARLBORO TOWNSHIP PLANNING BOARD**

**August 18, 2021**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:32P.M.

CHAIRMAN 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 MS. FRANCO, DR. ADLER, MR. GUPTA, MR. PARGAMENT, MR. BETOFF, CAROL MAZZOLA AND CHAIRMAN BARENBURG

ABSENT MR. GAGLIANO, MR. KESSLER, MR. KANSKY, MR. SLOTOPOLSKY AND MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of August 4, 2021 was offered by Mr. Pargament, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

**P.B.1222-21 Ian Thompson**-Continued Public Hearing for Preliminary and Final Minor Subdivision approval to construct a single family home located at 33 Collier Lane, Block 153, Lot 69 within the LC Zone- CARRIED TO SEPTEMBER 1, 2021

**P.B. 1223-21 Western Monmouth Utilities Authority**-Review and Recommend upgrades to existing pump station located at Nolan Road near Dover Court, Block 139, Lot 86.01 within the R30/20 Zone. Michael Dziubeck Engineer from CME was sworn in. This is a courtesy review by the Township Engineer. The improvements are part of a Capital Project. The present pump station serves 17 families. The pumps in the wet wells and the valves will be replaced. Building will stay the same with the exception of a new roof. All shrubs and bushes will remain the same, there will be a new chain link fence and driveway. A generator will ne

added to the site.

Attorney Michael Herbert will send a letter to WMUA regarding the recommendation. No Resolution is needed.

R30/20 Zone.

**P.B. 1219A-21 Stack Storage**-Public Hearing seeking Preliminary and Final Site Plan approval to build three 29,000. S.f. single story self-storage buildings totaling 89,700 s.f., with 67 parking spaces located at Vanderburg Road and Boundary Road Block 360, Lots 7 & 8 within the LI Zone.

The Board took jurisdiction and entered evidence A1- A34

All professionals were sworn in.

Carl Kempf Esq., appeared on behalf of the client.

Ryan Mcdermott-Engineer presented exhibit A-33. The sight is on the southwest corner of Vanderburg Road and Boundary Road it is in the LI Zone. Presently the site is undeveloped and is approximately 8 acres. The property does have a slope, the site is across from the Township Soccer Complex and has both residential, mixed use industrial and agricultural in the vicinity.

Exhibit A-34 was shown, the proposed self-storage is permitted in the LI zone, the units are 29,000 square feet, and there is a 30 foot driveway with a total of 67 parking spaces in varying sizes. The site will be gated, have one loading dock with a 4 foot decorative fence and a 6 foot security fence. The disposal units will be in each building. The office will be opened Monday- Friday 9:30am-6:00pm and 9:30am-5:00pm on Saturday and Sunday. There will be 2 employees on site.

Lighting will comply with all regulations and there will be a combination of 20 foot lights and wall fixture lights. Security lights will be on at all times. There will be varying types of landscaping. There will be 4 above ground filtration system for stormwater, all utilities will be tied into present utilities. There will be 4 internally illuminated signs. There are 539 storage units of various sizes. The plan is to consolidate the lots. They do not expect any truck on the property that is larger than a box truck. The right of way improvements will include curbing along Boundary Road and they will agree to a maintenance agreement with the Township in regard to the Right Of Way. They have reviewed all the Engineers and Fire Official comments and will comply with all.

Public Hearing Opened:

No one registered to speak

Public Hearing Closed

The Board has major concerns regarding the amount of parking stalls and the varying sizes of the slots. After questioning, the spots can be rented out for vehicles. The application does not make any reference to renting out spaces or the buffers that may be needed for that purpose. After further discussion this application will need to review the application with the Township professionals and reappear at the October 6, 2021 meeting. No new noticing will be needed.

**P.B. 1209A-20 Touchstone Veterinary Center**- Memorialization Granting Amended Preliminary and Final Major Site Plan approval to modify the building addition. The building will no longer include a basement, but will instead increase the size of the second floor building area located at 382 Route 79, Block 153, Lots 12 within the CS Zone.

A motion in the affirmative was offered by Mr. Pargament seconded by Dr. Adler with a vote of 4-0 in favor: Ms. Franco, Mr. Pargament, Dr. Adler and Mr. Gupta

**Resolution #2021-06** Amending 2021 Meeting Location- Resolution tabled until further notice.

Motion to adjourn @ 9:18pm p.m., offered by Dr. Adler, 2<sup>nd</sup> Mr. Pargament, all approve.

Respectfully submitted: Suzanne Rubinstein