

MARLBORO TOWNSHIP PLANNING BOARD

December 15, 2021



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

VICE CHAIRMAN PARGAMENT 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 CAROL MAZZOLA, ANDREW PARGAMENT, MICHAEL SLOTOPOLSKY, DAVE GAGLIANO LYNN FRANCO, ANDREW KESSLER STEVEN KANSKY AND Dr. Adler arrived at 7:56pm

ABSENT NEIL BETOFF ROHIT BETOFF AND CHAIRMAN BARENBURG

PROFESSIONALS PRESENT: LAURA NEUMANN, Engineer AND MR. HERBERT, Esq.

A motion to approve/amend the minutes of November 9, 2021 was offered by Mr. Kessler, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B.1225-21 HIMarlboro- Public Hearing seeking a Preliminary & Final Major Site Plan and Bulk Variance relief to renovate and convert existing building to a Dunkin Donuts with a drive through located at Ryan Plaza, Route 79, Block 412, Lot, 168.03 within the C-5 Zone.

The Board took jurisdiction and entered evidence A1-A18

All professionals were sworn in.

Salvatore Alfieri, represented the applicant. This application is for a present Dunkin Donuts to move into a bank on the property and convert to a Dunkin Donut.

Bhaskar Halari, Engineer. Showed exhibit A-17, the project site is on the southbound side of Route 70 between Ryan Road and Route 18. There is presently a 3200 square foot building with a drive thru, 2 entrances 1 exit and another exit/entrance near the CVS building. The project property has a buffer of trees and they will look to close the driveway from the back of the building to the other parts of the shopping center to ensure it does not impede drive thru traffic. There are presently three drive thru aisles. They will only keep one and use the other two for more parking spaces and an outdoor seating area. The total parking will be 21 spots. There is 14 car stacking capability. There will be a menu sign with canopy, have three directional signs. They will increase the green space and the area will be landscaped. There will be bollards around the outdoor eating area. They are proposing parking spots of 9 x 18 and 9 x 23. They will install Belgium block along the Route 79 entrance. The hours will be 5:00am-10:00pm. The Dunkin Donuts will share parking, loading area and dumpsters with the other shops. They will address all comments in the Engineer with the exception of the NJDEP comment due to no environmental concerns. Will adhere to all laws required by the Fire Bureau review.

Cynthia Falls-Architect, A-16 was shown. This is a 3200 square foot building, will have a service area, 26 seating area, 2 bathrooms, back storage area and 2 offices. There will be 2 convection ovens with a hood. There are no frying on site, they will have a cooler and freezer. There will be lighting at the entrance and canopy. The one drive thru aisle will have a canopy. The safe will be kept for storage and the door will be removed.

Jay Troutman-Traffic Engineer. The peak hours will be weekdays AM and Saturday Am. These are good peak times, because other shops will not be opened during the peak. The lower peaks are afternoon weekdays and weekends, when the other shops maybe busier. They have not applied to the DOT for a permit. They expect to get a response of No Interest, if they don't they will redo the existing permit to include larger volume. The drive thru has a 15 car stack capacity. All drive areas will have controlled stops. A painted walkway will be installed from various parking spots to Dunkin Donuts.

Public Hearing Opened:
No one registered to speak

Public Hearing Closed

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

A motion in the affirmative was offered by Mr. Slotopolsky seconded by Councilwoman Mazzola with a vote of 8-0 in favor: Ms. Franco, Mr. Slotopolsky, Councilwoman Mazzola, Mr. Gagliano, Mr. Kessler, Dr. Adler, Mr. Kansky and Vice Chairman Pargament

Resolution 2021-06 2022 Meeting Dates. Resolution to approve 2022 meeting dates.

A motion in the affirmative was offered by Dr. Adler seconded by Mr. Gagliano with a vote of 8-0 in favor: Ms. Franco, Mr. Slotopolsky, Councilwoman Mazzola, Mr. Gagliano, Mr. Kessler, Dr. Adler, Mr. Kansky and Vice Chairman Pargament

Motion to adjourn @ 9:00pm., offered by Mr. Kessler, 2nd Vice Chairman Pargament, all approve.

Respectfully submitted: Suzanne Rubinstein