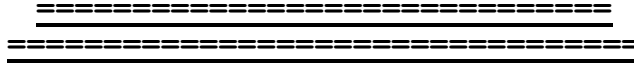


**MARLBORO TOWNSHIP PLANNING BOARD**

**March 2, 2022**



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                   CHAIRMAN BARENBURG, NEIL BETOFF, ROHIT GUPTA, MICHAEL SLOTOPOLSKY, LYNN FRANCO, ANDREW KESSLER, ANTOINETTE DINUZZO AND NEIL BETOFF

ABSENT                   ANDREW PARGAMENT, STEVEN KANSKY AND DAVE GAGLIANO

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

A motion to approve/amend the minutes of January 19, 2022 was offered by Ms. Franco, seconded by Mr. Kessler. All Approve

CITIZENS VOICE

No one from the public registered to speak

**P.B.1229-21 Maple Tree Plaza, LLC 9 Molto Bistro**) - Public Hearing seeking Minor Site Plan approval to utilize an already constructed 645 s.f. enclosed seating area located along the existing building located at Maple Tree Plaza Route 79, Block 413, Lot, 35 within the C-5 Zone.

The Board Took jurisdiction and entered evidence A1-A-21

All professionals were sworn in.

Salvatore Alfieri represented the applicant. This application is for a building that was built as part of a past application to the Board. This applicant is an end portion of a row of stores. During COVID as part of the emergency act they

were allowed to have outdoor eating with a tent, which they had. At some point without any permits or appearing before the Board they enclosed the area and made it a permanent structure.

Laura Neumann gave a brief synopsis of the events. Molto was allowed to have outdoor eating during the COVID emergency. Molto took it upon themselves and enclosed the outdoor seating area without permits or Board approval and built the structure over the existing sidewalk. The Building Department sited the business with a red sticker and Molto removed the sticker twice which is a violation. They were advised in August of 2021 they would need to secure Board approval.

Marc Leber-Engineer

Mr. Leber showed exhibit A-17 to describe the site and the various units on the site. The enclosed area was built over an existing sidewalk. Molto is proposing to add a wall 3 feet above grade to protect the enclosed area from cars parking. There are 9 parking spots on that side of the building that are presently 18 feet long. Presently there are 290 parking spaces and during the peak weekday hours there is as per Mr. Leber plenty of available parking. A restaurant in the same plaza has valet parking to help with the parking situation during weekend peak times. Many of the stores in the Plaza have put up signs designating spaces for their particular business.

A-22 was entered- this is a chart of the businesses and their hours.

Carmine Casola-property owner testified that he did not know they were building the enclosure.

After much discussion regarding the safety of the site due to no longer having a sidewalk and various parking concerns, the application will be carried to April 20, 2022 which will be a live meeting. New noticing will be done.

**P.B. 1227-21 45 Route 520, LLC**-Public Hearing seeking a Preliminary & Final Site Plan to construct a 2 story office building with 149 parking spaces and driveway located at 45 Route 520 Block 268 Lots 66,67, 68 & 69 within the OPT1 Zone. Carried to April 6, 2022 with no notice to properties within 200 feet but noticing in the Asbury Park Press is required.

Motion to adjourn @ 9:00pm., offered by Mr. Gupta, 2<sup>nd</sup> Dr. Adler, all approve.

Respectfully submitted: Suzanne Rubinstein

