

MARLBORO TOWNSHIP PLANNING BOARD

August 17, 2022



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:30P.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, ANTOINETTE DINUZZO, DR. ADLER, STEVEN KANSKY, MICHAEL SLOTOPOLSKY, NEIL BETOFF AND ANDREW PARGAMENT

ABSENT ROHIT GUPTA, ANDREW KESSLER, LYNN FRANCO, AND DAVE GAGLIANO.

PROFESSIONALS PRESENT: LAURA NEUMANN, ENGINEER, AND MICHAEL HERBERT, Esq.

A motion to approve/amend the minutes of July 6, 2022 with the was offered by Dr. Adler seconded by Andrew Pargament, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1234-22 Forever Doors-Public Hearing seeking a Preliminary & Final Major Site Plan approval to replace the existing freestanding sign with a new LED sign, located at 45 Route 9 South Block 175 Lot 11 within the C-4 District.

The Board Took jurisdiction and entered evidence A1-A-22

Mr. Walter Toto represented the applicant. Barry Kaufman-owner, and Tiffany Hannah Sign Representative were sworn in.

Mr. Toto explained that the owner is looking to replace the present sign with a slightly smaller sign that is LED. The only information

that will be on the sign will relate directly to the onsite business. The property in the past received site plan approval to replace the sign. The approvals were granted before Mr. Kaufman took over the property. The original sign application was denied by the Township Zoning Officer and was brought to the Zoning Board to be appealed. The appeals application was denied by the Zoning Board.

Barry Kaufman, Owner of Forever Doors. The property is located at 45 Route 9 South. He has other locations in NY, NC and FL. He wants the sign to advertise his business. The height of the sign will be the same as the present sign, but a little smaller and LED. The sign will have information only to this business.

Tiffany Hannah-Sign Manufacturer Representative, Ms. Hannah has worked for Watchfire for 5 years, she is the Territory Manager. The sign will be two sided, LED lit, and the installed software will control the brightness and the business is not able to adjust. The day time will be very bright and evenings it is dimmed and will adjust to day light savings time. The brightness will adhere to all Township Ordinances. There is no vibrations of the sign, sign is F.C.C. compliant as well as adheres to all Federal Highway and NJ DOT regulations.

Public Forum-opened
No Comments
Public Forum- closed

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

A motion to approve the application presented was offered by Dr. Adler and seconded by Mr. Pargament.

Approve: Mr. Pargament, Dr. Adler, Mr. Kansky, Mr. Betoff, Mr. Slotpolosky and Chairman Barenburg.

Deny: Antoinette DiNuzzo

P.B.1039-09 Adam Buchman/Gina Hill Farm-Public Hearing seeking a time extension of the Amended Preliminary & Final Major subdivision approval located at Newman Springs Road Block, 157, Lots 21.01, 21.03 and 22 within the LC zone.

Katherine Kim represents the applicant. The applicant is requesting a one year extension of their approval. They are working

diligently with outside agencies as well as the Township to ensure all approvals are received. The extension will be in effect to March 4, 2023.

Public Forum-opened
No Comments
Public Forum- closed

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

A motion to approve the application presented was offered by Mr. Pargament and seconded by Dr. Adler.

Approve: Mr. Pargament, Antoinette DiNuzzo Dr. Adler, Mr. Kansky, Mr. Betoff, Mr. Slotpolosky and Chairman Barenburg.

P.B 1187-18 Vejsel-Public Hearing seeking a Minor Subdivision Site Plan approval to remove the existing dwellings and driveways on lots 11 and 14 and subdivide the three properties into two lots, located at State Highway Route 79 Block 207 Lots 11,12 and 14 within the LC zone.

The Board Took jurisdiction and entered evidence A1-A-26

Katherine Kim represented the applicant.
Robert Sive-Engineer, James Higgins-Planner and Jay Troutman-Traffic Engineer were all sworn in.

The applicant is seeking approval to subdivide 3 lots into two lots and build 2 single family dwellings.

Robert Sive, testified the property is along Route 79, it is south of Pleasant Valley Road. The property is over 12 acres. One part of the parcel is land locked. Both properties have driveways and septic systems. They are looking to create two 6 acre lots for two single family homes. Lot 11.01 will be 6.1 acres lot 14.01 will be 6.1 acres, they will both have new septic systems. All Technical comments in the CME review will be addressed. The applicant will demolish one of the SFD and live in the other while the new one is being built. They will then demolish the other house. Drywells will be installed. At this time there are no formal Architectural plans. All homes will have a garage. There will be a dedication easement on Route 79. All outside agency approvals are being worked on.

James Higgins-Planner, presently the property has three lots that they are looking to turn into two larger lots. The lots will become conforming to all requirements. 2 new residences will be build and all accessory structures will remain. Presently all lots are non-conforming and the two new lots will be conforming. The land locked parcel of land will become a useful part of the Township. There are no negative impacts to the community.

Jay Trautman-Traffic Engineer, the two new homes will not have any impact on traffic. At this time they are appling to the NJDOT. They have not planned any sidewalks, but if allowed by NJDOT the applicant would be agreeable. There will be no road widening.

Public Forum-opened
No Comments
Public Forum- closed

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

A motion to approve the application presented was offered by Dr. Adler and seconded by Mr. Slotopolsky.

Approve: Mr. Pargament, Antoinette DiNuzzo Dr. Adler, Mr. Kansky, Mr. Betoff, Mr. Slotpolosky and Chairman Barenburg.

P.B. 1231-22 Vin Zizza- Memorialization granting a Preliminary & Final Major Subdivision to subdivide the existing 2.29 acre property into two new lots located at 517 Tennent Road Block 305 Lot 18.11 within the R-20 Zone was offered by Mr. Pargament and 2nd by Dr. Adler.

Approve Antoinette DiNuzzo, Andrew Pargament, Dr. Adler and Chairman Barenburg.

Motion to adjourn @ 8:45pm, offered by, Mr. Pargament, all approve

Respectfully submitted: Suzanne Rubinstein