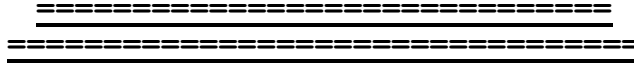


MARLBORO TOWNSHIP PLANNING BOARD

September 7, 2022



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:33P.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, DR. ADLER, NEIL BETOFF, DAVE GAGLIANO, LYNN FRANCO, AND ANDREW PARGAMENT

ABSENT ROHIT GUPTA, ANDREW KESSLER, STEVE KANSKY, MICHAEL SLOPOLSKY AND ANTOINETTE DINUZZO.

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

A motion to approve/amend the minutes of August 17, 2022 with the was offered by Andrew Pargament seconded by Neil Betoff, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1238-22 Triple Seven Holdings-Public Hearing seeking a Preliminary & Final Major Site Plan approval to construct a single story building and reconstruct the parking area located on the south side of the building, located at 211 Commercial Court Block 172 Lot 40.06 within the IOR Zone.

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

Mr. Salvatore Alfieri represented the applicant. Marc Leber, Brian Lucas, Barbara Ehlen and Laura Neumann were sworn in.

Brian Lucas, owner of Triple Seven Holds Inc., testified that there are two tenants on the existing properties that have been there for over a year. The proposed building is to be constructed to house a carpentry work shop for his own personal use. There will be no employees, no items sold or delivered with the exception of him bringing in wood using his own truck. The use is for his personal hobby. The dumpster on site presently will serve this building as well. There are no chemicals on site, no outdoor storage and no loading zone. The building will be an open space with one bathroom and wood working machinery. He will adhere to all Fire Review recommendations.

Marc Leber, Engineer-This will be an industrial single story building in the IOR zone. There are presently 46 parking stalls and 2 access ways. The proposed building will be 2978 square feet. The construction of the building will cause 5 parking stalls to be lost. The garbage area will be moved and will become enclosed. The property is serviced by public water and sewer. Electricity will be attached to the current service. 2 shade trees will be removed and can be replanted or new trees planted.

A-20 Photos of property taken today was submitted.

A-21 Architectural drawings were submitted. The building will mimic the look of the present building. There is one door and an overhead door, with one bathroom. A light will be mounted to the side of the home, will add landscaping as required and bollards will be installed. An ADA parking stall will be installed.

Barbara Ehlen, Planner-A-22 Aerial photo was submitted. Proposed building is on the SW corner of the property, to the south of that is a landscaping business to the west it is all wooded. There are no residential properties in close proximity to this building. This is an appropriate use since the proposed building is in the IOR Zone. The required variances are for setbacks. The application is appropriate and has no detrimental effects to the community.

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 Dave Gagliano.

Approve: Mr. Pargament, Dr. Adler, Mr. Betoff, Ms. Franco,

Mr. Gagliano, and Chairman Barenburg.

P.B.1236-22 Sebso -Public Hearing seeking Preliminary and Final Major Site Plan approval to construct a 1,875-SF sf storage building, located at 52 Tennent Road, 120, Lot 18 within the R60 and C2 Zone.

Application will be heard October 19, 2022 with new noticing done

P.B. 1234-22 Forever Doors-Memorialization granting 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. Will be reviewed at our next meeting.

P.B 1187-18 Vejsel-Memorialization granting 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. Will be reviewed at our next meeting

P.B.1039-09 Adam Buchman/Gina Hill Farm-Memorialization granting 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 was offered by Andy Pargament, 2nd by Dr. Adler.

Approve by, Dr. Adler, Andrew Pargament, Neil Betoff and Chairman Barenburg.

Motion to adjourn @ 8:25pm, offered by, Lynn Franco, all approve

Respectfully submitted: Suzanne Rubinstein