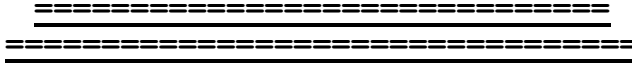


MARLBORO TOWNSHIP PLANNING BOARD

December 21, 2022



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:33P.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 VICE CHAIRMAN PARGAMENT, DR. ADLER, ANTOINETTE DINUZZO, LYNN FRANCO, DAVE GAGLIANO AND ANDY KESSLER

ABSENT CHAIRMAN BARENBURG, STEVE KANSKY, ROHIT GUPTA, MICHAEL SLOTOPOLSKY, AND NEIL BETOFF.

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

A motion to approve/amend the minutes of September 21, 2022 with was offered by Dr. Adler seconded by Lynn Franco, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1241-22 430 Route 9 Realty, LLC-Public hearing seeking Major Site Plan approval to construct an enclosed patio room to the east of the building in the same location as the present outdoor are, located at 430 Route 9 Block 294, Lot 2 within the C-3 zone. Carried to February 1, 2023.

P.B. 1244-22 B & B Hospitality Group, LLC-Public hearing seeking site plan approval to construct a 1, 524 s.f. building addition along the west side of the Osteria Restaurant in the location of the existing exterior patio area, located at 91 South Main Street, Block 415 lot 21.32 within the C-5 zone.

The Board Took jurisdiction and entered evidence A1-A21

Mr. Dante Alfieri represented the applicant.

Jerry Martin-Contractor was sworn in- This application is to construct a 1500 square foot enclosure over an existing outdoor patio. At this time the patio is covered by a tent. The enclosure will be glass on all sides and have a retractable roof. There will be heat and air conditioning in the enclosure. The enclosure will meet all fire requirements. All Fire recommendations will be considered. There will be no change in hours or number of employees or seating. All prior approval requirements will not change.

Subject of past noise complaints were discussed by Board Members There have been in the past year 13 noise complaints. There is music piped outside. Some of the complaints had merit some did not.

Steven Botta-Owner was sworn in. The issue with the music has and will continue to be addressed. The outdoor speakers are now able to be disconnected to the music inside. They will abide by the noise ordinance, and work with residents to be good neighbors.

Public Forum-opened

Ho Chi Chen- 3 Doral Drive- noise complaint. He feels the music goes on to long and is too loud.

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 Andrew Kessler and seconded by Dr. Adler with the requirements that all noise ordinances are adhered to.

Approve: Mr. Pargament, Dr. Adler, Ms. Franco, Ms. Dinuzzo, Andy Kessler and Dave Gagliano.

P.B.1245-22 CPL 156 Boundary Road-Public hearing to grant a one year time extension to Preliminary & Final Major site Approval memorialized on November 18, 2020, located at 156 Boundary Road Block, 214, Lot 50 within the LI Zone.

Dante Alfieri represents the applicant. This applicant is requesting two one year extensions due to difficulties in getting the project going during COVID and because of a change in ownership.

Public Forum-opened
No Public 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 Lynn Franco and seconded by Dr. Adler.

Approve: Mr. Pargament, Dr. Adler, Ms. Franco,
Ms. Dinuzzo, Andy Kessler and Dave Gagliano.

P.B.1239-22 Suncrest Builders, LLC -Memorialization granting a Minor Subdivision approval to subdivide the existing 5.15 acre property into two new lots located at Crine Road, Block 171, Lot 22 within the R-80 zone was offered by Dr. Adler 2nd by Andrew Pargament

Approve: Antoinette DiNuzzo, Andrew Pargament, Lynn Franco and Dr. Adler

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 was offered Antoinette DiNuzzo and 2nd by Andrew Pargament.

Approve: Antoinette DiNuzzo, Andrew Pargament, and Dr. Adler

Resolution 2022-07- Proposed meeting dates for 2023 approval offered by Dr. Adler and Andrew Pargament.

Approve: Antoinette DiNuzzo, Andrew Pargament, Dave Gagliano,
Dr. Adler and Andrew Kessler.

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

Respectfully submitted: Suzanne Rubinstein