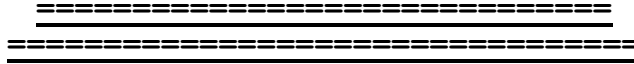


MARLBORO TOWNSHIP PLANNING BOARD

June 5, 2024



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:30 P.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 ANDREW KESSLER, LYNN FRANCO, ANDREW PARGAMENT,
ROHIT GUPTA AND CHAIRMAN BARENBURG

ABSENT DAVE GAGLIANO, STEVEN KANSKY JUNED QAZI AND MICHEAL
SLOPOOLSKY AND DR. ADLER

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

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of May 1, 2024 was offered by Andrew Pargament, 2nd by Rohit Gupta, all approve.

P.B. 1267-24 Landkor Realty- Public Hearing seeking a Change of Use Site Plan to open a performing arts studio located at 701 Ginesi Drive, block 176, lot 106 within the IOR Zone.

The Board Took jurisdiction and entered evidence A1-A20

Peter Licata appeared on behalf of the applicant. The applicant is looking to have a change of use approved. The building presently has two businesses. There is a child day care center and an industrial pharmacy company. The applicant is before the Board, because the Township Zoning Officer felt there could be an issue with parking due to the higher intensity applicant.

John Plosanka-Engineer appeared on behalf of the applicant. There are no site improvements planned, no signage changes and

no variances required. Presently the industrial pharmacy company has 26 spaces, the day care center has 16 spaces and they calculated that the proposed dance studio will need 27 parking spaces. At present there is 99 parking spaces on site.

Public Forum-opened
No one asked to speak
Public Forum-closed

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

A motion to approve was offered by Andrew Kessler and 2nd by Andrew Pargament.

Approve: Andrew Pargament, Lynn Franco, Rohit Gupta, Andrew Kessler and Chairman Barenburg.

P.B.1177-18 Northeastern Development- Public Hearing seeking an extension for Preliminary and Final Major Site Approval for site plan located at 8 South Main Street, block 351, lot 2 & 3 within the C-2 zone.

The Board Took jurisdiction and entered evidence A1-A2
Ken Pape appeared on behalf of the applicant. The applicant is requesting an extension to October 2025 to complete all required site plans with improvements as approved on site plan. There have been some site improvements on the site. Board Engineer has and will continue to monitor the site improvements.

Public Forum-opened
No one spoke
Public Forum-closed

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

A motion to approve was offered by Andrew Pargament and 2nd by Andrew Kessler.

Approve: Andrew Pargament, Lynn Franco, Rohit Gupta, Andrew Kessler and Chairman Barenburg.

P.B. 1211A-20 The Place at Marlboro, Memorialization granting Final Major Site Plan approval for Phase 2 improvements to include 104 residential units, 175 parking spaces and an

additional tot lot/recreation are located at Tennent Road block 149, lots 16.01 and 16.03 within the GH-7 zone was offered by Andrew Pargament and 2nd by Lynn Franco.

Approve Andrew Pargament, Andrew Kessler, Lynn Franco, Rohit Gupta and Chairman Barenburg

P.B. 1261-24 Heidi Kaye- Memorialization granting site plan waiver to eliminate the non-confirming mix use and utilize the site with a proposed use, located at 99 North Main Street, block 225, lot 197 within the C-2 Zone was offered by Andrew Pargament and 2nd by Rohit Gupta.

Approve-Lynn Franco, Andrew Pargament, Rohit Gupta and Chairman Barenburg.

Motion to adjourn by Andrew Pargament one vote was cast 8:02pm

Respectfully submitted: Suzanne Rubinstein