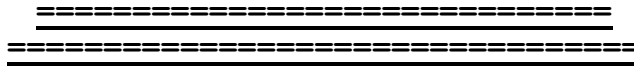


MARLBORO TOWNSHIP PLANNING BOARD

September 4, 2024



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:30 P.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 ANDREW KESSLER, LYNN FRANCO, ANDREW PARGAMENT,
JUNED QAZI, DAVE GAGLIANO AND DR. ADLER.

ABSENT MICHAEL SLOTOPOLSKY, ROHIT GUPTA AND CHAIRMAN
BARENBURG

PROFESSIONALS PRESENT: LAURA NEUMANN, ENGINEER, AND RON CUCCHIARO, ESQ.

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of July 17, 2024 was offered by Andrew Kessler, 2nd by Andrew Pargament, all approve.

Professional Appointment of Ron Cucchiaro of Weiner Law Group was offered by Dr. Adler, 2nd by Lynn Franco.

Approve, Juned Qazi, Andrew Pargament, Dave Gagliano, Lynn Franco, Dr. Adler and Andrew Kessler.

P.B 1242-22148 South Main Street, LLC-Public Hearing seeking preliminary and Final Major Site Plan approval to build three (3) one-story flex facility buildings, totaling 35,200 sf and two (2) one-story general retail buildings, totaling 32,485 sf. The site provides a parking lot to serve all five (5) buildings, consisting of two-hundred fifty-four (254) parking spaces, located at 148 Rout 79 block 414 lot 1-4 and 14.02 within the C-5 zone. Carried to October 16 with no new noticing.

P.B. 1270-24SHP Group Homes-Courtesy review to install a 3000 gallon per day septic system to serve two new group homes located at the former Marlboro Psychiatric Hospital located at 156 Route 520 block 159 lot 11 within the ROS zone.

The applicant was heard by electronic means and was represented by Christian Casteel, Director of Property Management, Stephen Giorgio-Architect and David Heber, Engineer. The applicant is here to advise the Board of the Plans for the property and have the Board do a recommendation if deemed applicable.

The facility will house 6 residents per unit. The property will be managed by a nonprofit. The homes will be built as a residential unit, with bedrooms, kitchen, bathrooms and living areas and garage. The homes will be set off the road and will have screened in yards.

Dave Heber-Engineer, the property is a 400 plus acre property. The group homes will be in the south west corner of the property. They will be utilizing the existing driveway layout and will follow the old set up of the demolished doctors homes on site. The homes will have natural gas with a generator set up with back up propane. Stormwater will meet all Marlboro Township and State requirements. There will be 3 inlets to the detention basin.

The property will be a long term care facility for adults with developmental disabilities.

P.B. 1268-24 Seat Cekalniku-Public Hearing seeking Preliminary and Final Major Site Plan approval to retain all existing improvements and construct a 673sq ft one story building addition located at 197 Rout 9 block 275 lot 53 within the C-3 zone.

The Board Took jurisdiction and entered evidence A1-A24

Dante Alfieri represents the applicant. The applicant is looking to modify the existing structure located at 197 Route 9 South. They are looking to construct a 673 square foot addition and a 450square foot storage shed. The addition is the enclosing of the existing outdoor sitting area.

Shrinath Kotdawala-Engineer, the applicant is looking TO enclose

the outdoor eating area, there will be no change to parking, ingress, egress. The storage shed will be placed behind the building. There are presently 18 parking spots. They have reviewed the CME review and will adhere to all requirements. They will be receiving a letter from the NJ DOT. All parking lot stripping will be redone. Bollards will either be replaced or reinforced. The storage will only be dry goods, there is no food storage. They are applying for various variances associated with setbacks. There is no change to drainage pattern, façade, signage and operations. They have 24 seats in the restaurant.

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

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

A motion to approve was offered by Lynn Franco and 2nd by Dr. Adler

Approve, Juned Qazi, Andrew Pargament, Dave Gagliano, Lynn Franco, Dr. Adler and Andrew Kessler.

P.B. 1266-24 International Cushioning- Memorialization granting a Site Plan Waiver to install a propane tank with associated improvements including fence, bollards and appurtenant equipment located at 240 Boundary Road , block 360, lot 4 within the LI Zone was offered by Andrew Kessler 2nd by Andrew Pargament.

Approve: Andrew Pargament, Lynn Franco and Andrew Kessler.

P.B. 1267-24 Landkor Realty- Memorialization granting 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, was offered by Andrew Kessler and 2nd Andrew Pargament.

Approve: Andrew Pargament, and Andrew Kessler.

P.B. 1212-20 Pallau Associates- Memorialization granting a two (2) one year extensions of the Preliminary and Final Major Site Plan approval, located at Texas Road and Falson Lane, block 146 lot 25 and 26 within the GH-3 zone was offered by Andrew Kessler and Andrew Pargament.

Approve: Andrew Pargament, Lynn Franco and Andrew Kessler.

P.B. 1217-21 Ashbel Associates-Memorialization granting two (2)

one year extensions of the Preliminary and Final Major Site Plan approval, located at Texas Road and Greenwood Road, block 119 lot 16 within the GH-4 zone was offered by Andrew Kessler and Andrew Pargament.

Approve: Andrew Pargament, Lynn Franco and Andrew Kessler.

Motion to adjourn by Andrew Pargament one vote was cast 8:26pm

Respectfully submitted: Suzanne Rubinstein