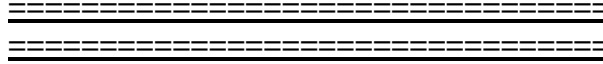


MARLBORO TOWNSHIP PLANNING BOARD
AUGUST 3, 2016



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. 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 ... MR. BETOFF (arr.7:40), MR. MESSINGER (arr.7:50), MR. PARGAMENT, MR. SLOTOPOLSKY, MR. BARENBURG, MR. ZUCKERMAN, MR. GAGLIANO

ABSENT... MR. CHERBINI, MR. GUPTA, COUNCILWOMAN MAZZOLA, MAYOR HORNIK

PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT

SALUTE THE FLAG

A motion to approve/amend the minutes of June 15, 2016 was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Pargament, Mr. Barenburg.

A motion to approve/amend the minutes of July 6, 2016 was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Pargament, Mr. Barenburg.

P.B. 1136-16 RIVER BIRCH, LLC – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Pargament, Mr. Barenburg.

P.B. 1139-16 SAM VERA RESTAURANT – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Pargament, Mr. Barenburg.

P.B. 1142-16 REVIEW & RECOMMENDATION – FIREHOUSE - SIGN

Ms. Neumann, P.E., P.P. discussed this application with the Board. She stated that Dean Staknys, P.E. Assistant Township Engineer reviewed this application.

The firehouse is located at 94 Route 520, within the IOR zone, Block 176 Lot 104. They are proposing to install a 5 x 8 electronic sign in the same location as the existing sign. The applicant will be responsible for the securing of all necessary construction permits.

The Board has no specific concerns with this application.

P.B. 1140-16 TUSHARKUMAR MISTRY – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL

Mr. Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this application.

Dante Alfieri, Esq. represented the applicant. The site consists of 1 acre of property and contains 130- feet of frontage along the northerly side of Route 520 opposite and west of the Stokes Lane intersection, within the OPT-2 zone, Block 175 Lot 25. Currently, the property contains a one story dwelling with associated porch, walks and rear deck, accessory shed and a detached garage having access by a paved driveway along Route 520.

Brent Papi, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Existing conditions and demo plan dated June 3, 2016
- A-2 Colored site plan dated May 30, 2016
- A-3 Grading and drainage plan dated June 3, 2016
- A-4 Phase 1 and 2nd floor plan showing phasing of the project.

Mr. Papi stated that the applicant proposed to convert the existing dwelling into a medical office (1,392 s.f.) including construction of a sidewalk area and handicap access ramp along the front of the building and provide a 5 vehicle area along the westerly side property line with access by a 25 foot wide full movement access drive along Route 520. The applicant proposed Phase 2 construction of a 2,198 s.f. one story building addition along the rear of the existing building, as well as construction of an additional 14 parking spaces along the westerly side of the property line. An underground recharge system which will discharge to an existing drainage system

within Route 520, approximately 60 feet east of the site, is proposed with the Phase 2 building addition. Signage would be within the ordinance requirements with a four foot sign. Screening would be placed along the site yard to screen off nearby residences and landscaping would be at the base of the sign. There will be a 6 foot board on board fence running along the buffer.

Dr. Mistry testified that this application will convert a residential structure into a medical office. For Phase 1 there would be 2 employees and 1 doctor. The hours would be Monday 2:00 p.m. to 7:00 p.m.; Tuesday 2:00p.m. to 7:00 p.m.; Wednesday 2:00 p.m. to 5:00 p.m.; Thursday 2:00 p.m. to 7:00 p.m and Friday 1:00 p.m. to 5:00 p.m. The office would be closed on Saturday and Sunday.

Phase 2 would have a specialist doctor or two in the back with associated employees.

Mr. Papi stated that the applicant is only seeking Preliminary and Final for Phase 1 and Preliminary for Phase 2.

PUBLIC HEARING OPENED

The following residents spoke:

Otto Kotbar, Esq represented the adjacent property owners, Susan and John Williams with regard to a boundary line and a fence

Kurt Lange – 5 Route 520
Concerned about stormwater

Dr. Goldberg – 14 Route 520
Questioned the amount of parking being proposed.

PUBLIC HEARING CLOSED

Ms. Neumann, P.E., P.P. reviewed her report with the Board and answered question.

Many Board members had concerns regarding parking even though the applicant met the local ordinance standards. The Board was also concerned about the stormwater given the concerns of the residents.

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Zuckerman. In favor: Mr. Betoff, Mr. Barenburg. Opposed: Mr. Messinger, Mr. Pargament, Mr. Slotopolsky, Mr. Zuckerman.

Application denied.

A motion to adjourn was offered by Mr. Betoff, seconded by Mr. Pargament. One vote was

cast.

Respectfully submitted

Donna Pignatelli