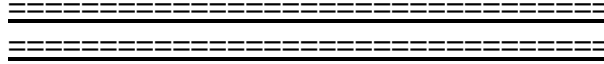


MARLBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 7, 2016



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, MR. CHERBINI, MR. GUPTA, MR. SLOPOLSKY, MR. MESSINGER (arr. 7:50p.m.), MR. BARENBURG, COUNCILWOMAN MAZZOLA

ABSENT... MR. PARGAMENT, MAYOR HORNIK, MR. ZUCKERMAN, MR. GAGLIANO

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

P.B. 1119-15 STILLWELL HOLDINGS – FINAL MAJOR SUBDIVISION

This application will be heard at the meeting of September 21, 2016.

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

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 matter.

Salvatore Alfieri, Esq. represented the applicant. The site consists of 1 acre 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.

The application was denied at the meeting of August 3, 2016 and a motion for reconsideration was made based upon the fact that both the stormwater and the parking were in compliance with the requirements of local zoning and state and federal standards.

A motion in the affirmative was made by Mr. Gupta, seconded by Mr. Cherbini. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Barenburg, Councilwoman Mazzola.

P.B. 1144-16 MAPLE TREE PLAZA – PUBLIC HEARING – AMENDED SITE PLAN

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 matter.

Salvatore Alfieri, Esq. The 12.1 acre property contains 849 feet of frontage along Route 79 to the east and 240 feet of frontage along Old Mill Road to the south, within the C-5 zone, Block 413 Lot 35. Currently the property is developed with two one story multi-tenant commercial buildings and a day care center with fence enclosed attached playground areas, with paved parking for 209 vehicles. Two driveways are provided from Route 79 also Old Mill Road. The site is serviced by public water and sanitary sewer service.

On December 18, 2002, the applicant was granted Preliminary and final Site Plan approval to construct five buildings with associated improvements as follows:

PHASE 1

- Construction of the existing multi-tenant commercial building
- Construction of three pad sites
 - 16,775 s.f. 1 story multi-tenant commercial building
 - 3,080 s.f. bank with a drive thru
 - 10,360 s.f. 2 story day care facility with associated play areas
- Existing access and parking areas to accommodate 208 vehicles
- Utility services and stormwater management facilities

PHASE 2

- Construction of a 2 story (12,000s.f. footprint) office building
- Extension of onsite access drive with paved parking for 78 vehicles

On June 6, 2012 the applicant was granted Preliminary and Final Site Plan approval to decrease the proposed area of the daycare from 10,360 s.f. to 8,658 s.f. and to construct a 2,018 s.f. building addition to the existing multi-tenant commercial building.

Currently the applicant is seeking Amended Site Plan approval to convert the previously approved 3,080 s.f. bank building into a 6,000 s.f. multi-tenant retail building with minor parking area reconfiguration to provide and additional 15 parking spaces within the vicinity of the subject pad site.

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

- A-1 Colored site plan dated June 6 2016
- A-2 Aerial of site
- A-3 Picture of the parking lot where handicapped spaces are located
- A-4 Picture of the dumpster location
- A-5 Picture of the site facing the 7-Eleven
- A-6 Picture of the site showing the 7-Eleven showing the other stores & bank pad site

Mr. Papi reviewed with the Board Exhibits A-1 through A-6 showing how the site would be laid out and how the original bank pad was 3,080 s.f. and now will be a 6,000 s.f. retail pad. He reviewed the landscaping and lighting for the site. He stated that there are no issues with parking since there is plenty of parking in the back. There is a stormwater system on the site and will continue to be used.

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

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Mr. Cherbini. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Barenburg, Councilwoman Mazzola. Opposed: Mr. Messinger

A motion to adjourn was offered by Mr. Cherbini, seconded by Mr. Gupta. One vote was cast.

Respectfully submitted

Donna Pignatelli