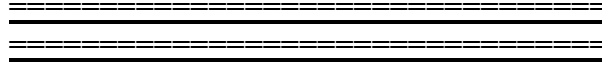


**MARLBORO TOWNSHIP PLANNING BOARD**  
**FEBRUARY 6, 2019**



**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. GUPTA, MR. SLOTOPOLSKY,  
MR. GAGLIANO, MR. PARGAMENT, MS. FRANCO,  
MR. BARENBURG, COUNCILWOMAN MAZZOLA,  
MR. KANSKY**

**ABSENT... MAYOR HORNIK, DR. ADLER**

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

**SALUTE THE FLAG**

A motion to approve the minutes of January 16,2019 was offered by Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms.Franco, Mr. Barenburg, Councilwoman Mazzola, Mr.. Kansky.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1187-18 ARUN VEJSEL – PUBLIC HEARING – MINOR SUBDIVISION**

This application is being carried to the meeting of March 6, 2019, without further notice.

**P.B. 1171-18 189 TICE TOWN ROAD – MEMORIALIZATION OF RESOLUTION GRANTING A SOIL REMOVAL PERMIT**

A motion in the affirmative was offered by Mr. Pargament seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr. Kansky.

**P.B. 1159-18 D'AMORE – MEMORIALIZATION OF RESOLUTION GRANTING A 190 DAYS EXTENSION OF TIME**

A motion in the affirmative was offered by Mr. Slotopolsky seconded by Ms. Franco. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr. Kansky.

**P.B. 1178-18 CAMPUS DRIVE WEST – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SITE PLAN**

Michael 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.

William Mehr, Esq. represented the applicant. The site contains 426 feet of frontage along Route 18 and associated access ramp for Hartman Road to the east, Block 176 Lot 12.02 within the IOR zone. Currently, the property is vacant with the exception of drainage pipes associated with site improvements for an industrial/business park complex on adjoining Lot 118.01 south and west of the subject site. The property is encumbered by various drainage utility and WMUA easements along the southerly property line and the western portion of the site also apparently associated with the adjoining industrial/business park.

The applicant has amended its initial application and now proposes to construct two multi-tenant warehouse/flex space building of 23,880 s.f. (building A -100 ft. by 260 ft) and 22,429 s.f. (building B – 100 ft. x 210 ft.) with parking for 89 vehicles throughout the site.

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

- A-1 Google aerial map, dated August 31, 2018-site & surrounding area
- A-2 Google aerial map, dated August 31, 2018-close up
- A-3 Existing conditions plan, dated August 15 2018
- A-4 Survey of property, dated August 15, 2018
- A-5 Colored rendering of the landscape & irrigation plan, dated August 15, 2018
- A-6 Landscaping plan dated March 27, 2018
- A-7 Site plan with light boundaries, dated March 23, 2018
- A-8 Site plan, dated April 11, 1989-showing Phase I & Phase II for CJOIP office
- A-9 Floor plan-from February 6, 209 hearing
- A-10 Floor plan for building "A" dated February 5, 2019
- A-11 Sheet CS2, dated August 22, 2018-showing elevation for building "A"
- A-12 Sheet CS3, dated August 2, 2018-showing floor plan for building "B"
- A-13 Sheet CS4, dated August 22, 2018-showing building "B" elevation

The applicant proposed a 2<sup>nd</sup> building where the storage yard was going to be located. The new building, which would be similar to the old building with an office-flex warehouse.

Access is proposed near the southwest property corner, by connection to existing site access drives serving the adjoining industrial/business park with loped circulation around the subject warehouse/flex space buildings with loading areas proposed along the interior sides of the buildings. The buildings are to be serviced by municipal water and sanitary services via connection to existing mains traversing the site associated with the adjoining industrial/business park and an onsite detention basin is proposed throughout the site. The two refuse enclosure areas and the existing landscape buffer along the Route 18 right-of-way line is to remain as exists.

The 23,880 sq.ft. building is to contain seven warehouse/office tenant areas and one office only tenant areas. The 22,429 s.f.t building is proposed to contain seven warehouse and office tenant areas totaling 13,394 sq.ft. of warehouse area and 8.943 sq.ft. of office area.

The office/warehouse facility would operate from 6:00a.m. to 8:00 p.m. Monday through Friday with similar hours on the weekend.

Ms.Totten confirmed the following:

- No tractor trailers will be allowed on the site
- All lighting will be shielded so that it does not flow off the property
- The HVAC would be on the roof or next to the building
- There will be no ground mounted signage,only signage in front of each business

Laura Neumann, P.E.,P.P. reviewed here report with the Board and answered questions.

PUBLIC HEARING OPENED

Shamus Gilson-TMC Properties

Next door neighbor of the applicant, no longer has any objections to this application

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr.Gupta, seconded by Mr. Pargament. In favor: Mr.Betoff, Mr.Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr.Kansky.

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

Respectfully submitted

Donna Pignatelli