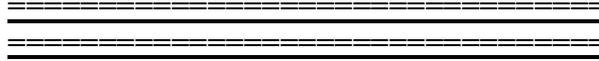


MARLBORO TOWNSHIP PLANNING BOARD
MARCH 4, 2020



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. SLOTOPOLSKY, MR. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. KANSKY, MR. KESSLER

ABSENT... MR. GUPTA, MAYOR HORNIK

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

SALUTE THE FLAG

A motion to approve/amend the minutes of February 5, 2020 was offered by Dr. Adler, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Pargament, Mark Barenburg, Dr. Adler, Mr. Kansky, Mr. Kessler.

CITIZENS VOICE

No one from the public spoke

P.B. 1039-09 ADAM BUCHMAN/GINA HILL FARMS – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SUBDIVISION

APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Dr. Adler. In favor: Mr. Betoff, Mr. Pargament, Mr. Barenburg, Dr. Adler, Mr. Kansky, Mr. Kessler

P.B. 1199-20 MARLBORO FIRE DISTRICT #3 – REVIEW & RECOMMENDATION

Lorali Totten, P.E. testified on behalf of the applicant.

Entered into evidence was the following exhibit:

A-1 Sheet 3 of 5 dated July 13, 2019

The subject 5.5 acre lots have 742 feet of frontage located on the west side of Route 79 north of Brown Road, Block 151 Lots 7 & 8, within the C-2 zone. A portion of Lot 7 is encumbered by wetlands. Currently, the property contains a firehouse with 40 parking spaces.

The applicant proposes to consolidate the lots and construct a 4,800 s.f. building with 4 overhead doors north of the existing building. The proposed building is to house additional vehicles and equipment. Additional improvements include driveway pavement with connection to the existing access drive with no additional parking, stormwater management improvements and concrete sidewalk.

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

P.B. 11193-19 THE CHURCH IN MARLBORO – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Salvatore Alfieri, Esq. represented the applicant. The site contains 316 feet of frontage along the southerly side of Union Hill Road opposite the Willow Lane intersection, Block 299 Lot154. Currently the property contains a 1 ½ story dwelling having access by a semi-circular dirt drive along the Union Hill Road site frontage. The remainder of the property is heavily wooded and a tributary to Pine Brook, including an apparent pond area, are located along the rear property line. The property is encumbered by wetland areas and associated buffers along said tributary and pond and an isolated wetland pocket as well as additional wetland and buffer area exist onsite along a portion of the weekly side property line and central area of the site.

David Lu founding member of the Board spoke about the history of the Church and the locations they have been using to worship.

John Ploskonka, P.E. testified on behalf of the applicant. Entered into evidence were Exhibits A-1 thru A-6.

Mr. Ploskonka testified that the applicant proposed to remove all existing site improvements and

construct an approximately 7,680 s.f. split-level church/house of worship containing a 220 seat sanctuary area, meeting rooms and office, restrooms and a lobby area within the upper level with a multi-purpose room, meeting rooms, restrooms and a kitchen area with the lower level. Parking for 78 vehicles is proposed surrounding the building with access proposed by a paved driveway along the Union Hill Road site frontage near the westerly side property line. The building is to be serviced by municipal water and sanitary sewer systems, including an offsite force main connection within Laurel lane opposite the site, and a surface area infiltration basin discharging within the wetland area along the rear of the property is proposed for stormwater management purposes. Lighting and landscape improvements, including a refuse enclosure are also proposed.

The plans have been revised to provide a security fence south of the proposed site improvements, to provide a sidewalk along the Union Hill Road site frontage, and to provide a grass paver emergency access drive from Union Hill Road.

Scott Kennel –Traffic expert addressed the Board. He stated that an automatic traffic recorder was placed across Union Hill Road in order to inventory eastbound and westbound traffic flow for a period of 1 week. Peak traffic volumes along Union Hill Road typically occur consistent with weekday morning and weekday afternoon commuter traffic flows (generally 7:00A.M. to 9:00 A.M. and 4:00 P.M. to 6: P.M.) However, the Church will generate its peak traffic and parking impact on Sundays between 10:00A.M. and 2:00 P.M.

Based on his analysis the Church can operate compatibly with future traffic conditions in the area.

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

PUBLIC HEARING OPENED

The following residents spoke:

Mr. Fritz- 11 Laurel Lane

James Florentine- 1 Laurel Lane

Galine Shekoff- 2 Willow Lane

SamAlfano- 420 Tennent Road

Rick Jamison – 535 Union Hill Road

Elaine Menedez- 473 Union Hill Road

Judy Ksuhner – 31 Willow Lane

Leon Stab – 517 Union Hill Road

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Mr. Pargement, seconded by Ms. Franco. One vote was cast.

Respectfully submitted

Donna Pignatelli