

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 7, 2015

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

MR. JOSEPHS 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. BARENBURG, MR. BERGH, MR. BETOFF, MR. GUPTA, MR. CHERBINI, MR. JOSEPHS, COUNCILWOMAN MAZZOLA, MR. ROSENWALD

ABSENT... MR. PARGAMENT, MAYOR HORNIK, MR, ELMANSOURY, MR. MESSINGER

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Pargament.

A motion to approve/amend the minutes of August 19, 2015 was offered by Mr. Gupta, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Cherbini, Mr. Josephs, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke

P.B. 1123-15 ARIANNA HOLDINGS – MEMORIALIZATION OF RESOLUTION

GRANTING MINOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr.Cherbini, seconded by Mr. Betoff. In favor: Mr.Barenburg, Mr.Bergh, Mr. Betoff, Mr.Gupta, Mr. Cherbini, Mr. Josephs, Mr. Rosenwald. Abstain: Councilwoman Mazzola.

P.B. 1117-14 MONARCH POINTE, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

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

P.B. 1128-15 SAKER SHOPRITE – PUBLIC HEARING – MINOR 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.

John Sardo, Esq. represented the applicant. The site contains approximately 920 feet of frontage along Route 9 to the west and frontages of 58 feet and 472 feet along Union Hill Road to the south as well as approximately 507 feet along a ramp/jug handle between the 2 roadways. Currently the property contains a shopping center consisting of 2 multi-tenant retail buildings and a pad site restaurant building with associated parking indicated for 1,217 vehicles onsite. Access is provided by a right-in/right-out only drive along Route 9 and a signal controlled full movement drive along Union Hill Road.

Entered into evidence were the following exhibits:

- A-1 Aerial of site
- A-2 Site Plan
- A-3 Package of Plans (12 pages)
- A-4 Architectural Plans
- A-5 Photos of Construction Process
- A-6 Architectural Drawings

Patrick Lynam, P.E. from Maser Consulting testified on behalf of the applicant. The applicant proposes to construct building additions to the existing ShopRite consisting of 1,413 s.f. for a vestibule area along the front of the building, a loading dock area of 3,692 s.f. at the northwest building corner as well as interior expansion of a mezzanine are consisting of 4,795 s.f. including a second floor entry area and associated exterior stairway along the rear westerly side of the building. The applicant also proposes to construct a new overhand/canopy and sidewalk along the storefront, including revised and/or additional building mounted signage. The access/circulation drive along the front of the storefront and adjoining building area west of same are to be reconfigured as well as parking areas opposite said circulation drive resulting in an indicated net reduction of 17 parking spaces, 1,200 are proposed for the site.

Mr. Lynam discussed how the loading area would work and how the front of the building aided

in pedestrian/vehicle circulation. The loading docks would be expanded and sunk and drained. Also discussed was the site phasing as construction proceeds and where the staging area would be located.

There will be 17 spaces lost due to the configuration and cart corrals will be added.

Robert Adler, Architect discussed the construction process from various perspectives of the building. He also reviewed how the site will work from an overall traffic standpoint and specifically focused on how trucks would access the loading area and move around.

The applicant agreed to address all the comments from the CME review letter dated August 28, 2015.

Laura Neumann, P.E., P.P. discussed 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 Mr. Cherbini, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli