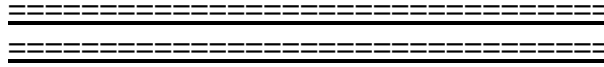


MARLBORO TOWNSHIP PLANNING BOARD
JANAURY 3, 2018
REORGANIZATION



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, MR. PARGAMENT,
MR. BARENBURG, MAYOR HORNIK, MR. GAGLIANO,
MR. KANSKY**

ABSENT... NONE

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

SALUTE THE FLAG

REORGANIZATION OF THE PLANNING BOARD

The following members were sworn in:

| | |
|----------------------|--------------|
| Christopher Cherbini | Class II |
| Michael Slotopolsky | Class IV |
| Steven Kansky | Alternate #2 |

CHAIRMAN

Mayor Hornik nominated Mark Barenburg, seconded by Mr.Pargament. In favor: Mr.Betoff,

Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

VICE CHAIRMAN

Mayor Hornik nominated Andrew Pargament, seconded by Mr. Cherbini. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky,

SECRETARY

Mayor Hornik nominated Neil Betoff, seconded by Mr. Barenburg. In favor: Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

ATTORNEY

Mayor Hornik nominated Michael Herbert from the firm of Parker McCay, seconded by Mr. Barenburg. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

ENGINEER & PLANNER

Mayor Hornik nominated Laura Neumann from the firm of CME Associates, seconded by Mr. Cherbini. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

ADMINISTRATIVE OFFICER

Mr. Cherbini nominated Donna Pignatelli, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Cherbini, Mr., Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr., Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

DATES OF MEETING

A motion to approve the meeting dates was offered by Mr. Pargament, seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Cherbini, Mr., Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

NEWSPAPER

The Asbury Park Press is the first paper and the Star Ledger is the second paper to advertise notices. A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg.

In favor: Mr. Betoff, Mr. Cherbini, Mr., Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

REGULAR MEETING

CITIZENS VOICE

No one from the public spoke

P.B. 1161-17 AMERICAN PLAZA 3, LLC/CHICK-FIL-A – MEMORIALIZATION OF RESOLUTION DENYING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Gagliano. In favor: Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mr. Gagliano, Mr. Kansky. Abstain: Mr. Gupta

P.B. 1166-11 ALLAN BILINSKI – PUBLIC HEARING – MINOR SUBDIVISION

Christopher Cherbini stepped down on this application.

Allan Bilinski, owner of the property, stated that he is seeking Minor Subdivision approval to adjust the property lines, Block 171.02 Lots 7,8 & 33. The site is located along the south side of Tennent Road and along the east side of Crine Road.

- Lot 7 would increase from 10,154 s.f. to 15,815 s.f.
- Lot 8 would increase from 11,243 s.f. to 13,038 s.f.
- Lot 33 would decrease from 74,066 s.f. to 66,611 s.f.

The applicant agreed to file the Minor Subdivision by deed in the County Clerk's office.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1161-17 AMERICAN PLAZA 3, LLC – PUBLIC HEARING AMENDED PRELIMINARY & FINAL SITE PLAN

Louis Rainone, 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 subject properties Block 176 Lot 3 (Marlboro) and Block 21002 Lot (Old Bridge) are indicated to total 4.1 acres and together straddle the municipal boundary between Marlboro Township and Old Bridge. The specific properties contain 1.8 acres within the ED01 zoning district of Old Bridge and 2.3 acres within a C-4 zone district of Marlboro Township. The properties provide 364 feet of frontage along the

south side of Texas Road in Old Bridge as well as a private access drive from Texas Road to an existing shopping center in Marlboro Township. Currently, the property contains an existing dwelling, an accessory shed, and an in-ground swimming pool. Access is provided by a paved drive along the private access drive to Lot 5.02. the tract is encumbered by wetlands and associated conservation easement along the westerly property line and a roadway easement along Texas Road and the private access drive to Lot 5.02.

The subject properties were part of a previous Site Plan application which received Preliminary and Final Site Plan approval per Resolution dated July 22, 2008 to construct a bank facility with drive-thru service having access from the private access drive to Lot 5.02. The properties were granted Amended Preliminary and Final Site Plan approval per resolution dated January 15, 2014 to construct a 1 story 3,644s.f. bank with an associated drive thru and parking for 20 vehicles toward the Texas

Road frontage of the site as well as, to construct a 1 story retail building approximately 21,000 s.f. in size, towards the rear of the site, which would accommodate two tenants and provide parking for 104 vehicles having access by two driveways along the private access drive to Lot 5.02. After hearings on 10-8-17 and 11-1-17, the original application was denied as too intense for the site. The lot coverage has now been reduced.

John Taikina,P.P. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-4 Aldi Architectural Plan
- A-5 Chick-Fil-A Architectural Plan
- A-6 Construction Details – Sheet 1
- A-7 Construction Details – Sheet 4

Mr. Taikina reviewed the change in the bank site to a5,129 s.f. Chick-Fil-A. He stated that the intersection light located near the site has been properly fixed and that the neighboring property, owned by Mr. Ida has been accommodated by moving Aldi's loading dock. The 400 commuter spaces have been relocated in the area satisfactory to the Township professionals and as a condition of approval, the applicant will work with the Township professionals to provide siting for the parking spaces.

Mr. Taikina reviewed the Aldi Supermarket parking, which requires a variance for the number of parking spaces, which is minimal. There will be a total of 95 employees and the hours will be 9:00 AM through 9:00 PM. There will only be one truck delivery a day and carts would be contained on the site by using the "quarter system".

Mr. Taikina reviewed the traffic for the site and stated that the site would work with regard to nearby intersections and within the site itself. The site requires a total of 939 spaces and 1,177 spaces are proposed.

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

PUBLIC HEARING OPENED

Andrew Ball, Esq, represented Mr. Ida. He stated that the applicant has agreed to lower the lighting and the trash collection had been relocated.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Cherbini, Mr. Gupta, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Mayor Hornik.

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

Respectfully submitted

Donna Pignatelli