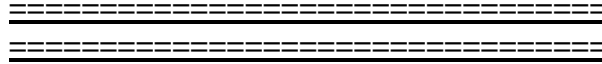


MARLBORO TOWNSHIP PLANNING BOARD

APRIL 4, 2018



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. CHERBINI (arr.7:40pm), MR. PARGAMENT, MR. BARNEBURG, COUNCILWOMAN MAZZOLA, MS. FRANCO, MR. KANSKY

ABSENT... MR. BETOFF, MR. GUPTA, MR. SOLTOPOLSKY, MR. GAGLIANO, MAYOR HORNIK

PROFESSIONALS PRESENT... MS. NEUMANN, P.E., DAN DAVIDOW, ESQ.

SALUTE THE FLAG

Mr. Kansky will be sitting in for Mr. Betoff

A motion to approve/amend the minutes of February 21, 2018 was offered by Mr. Pargament, seconded by Ms. Franco. In favor: Mr. Pargament, Mr. Barenburg, Ms. Franco, Mr. Kansky.

CITIZENS VOICE

No one from the public spoke.

P.B. 1169-18 LUCAS DEVELOPMENT, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Barenburg. In

favor: Mr. Pargament, Mr. Barenburg, Ms. Franco, Mr. Kansky.

P.B. 1167-17 BRIAD DEVELOPMENT GROUP, LLC. – PUBLIC HEARING – AMENDED PRELIMINARY & FINAL SITE PLAN

Mr. Davidow, 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.

Richard Schkolnick, Esq. represented the applicant. The 41.7 acre site contains approximately 976 feet of frontage along Route 9 to the west and frontages of 207 feet and 469 feet along Union Hill Road to the south, Block 269 Lot 4.01, within the C-3 zone. The property contains a shopping center consisting of 2 multi tenant retail buildings and a pad site restaurant with associated parking indicated for 1,378 vehicles onsite including 79 commute designated spaces.

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.

The applicant proposes to raze the existing pad site restaurant (FGI Fridays) at the southwest corner of the property and to construct a new 5,595 s.f. restaurant building (Zinburger Wine & Burger Bar) including an enclosed 820 s.f. patio area. Minor reconfiguration of existing curb and sidewalk surrounding the subject pad site area are proposed. There is no change to the existing parking and circulation. A refuse area, 1,183 s.f. (30' x 42') including a 9' high block wall enclosure is proposed along the south side of the restaurant as well as landscape improvements within the area. There are no changes to the existing site lighting, other than building mounted fixtures. There are only minor revisions to the existing stormwater features consisting for roof drain and lawn inlet connection to the existing system. There will be 209 total seats consisting of 152 interior seats, including 17 bar seats and 57 patio seats, also including 8 bar seats.

James Talerico, Senior Director of Development for the Briad Group stated that they own 175 TGI Fridays a, Wendys and Zinburgers Restaurants across the country along with 6 Marriott hotels. He stated that the new restaurant will be more modern and is not a late type business.

Mr. Talerico stated that the demolition of the existing restaurant will begin as soon as possible and the intent is to be opened by Labor Days 2018, if not sooner.

Charles Jordan, Architect, Urban Tectonics entered the following exhibit:

A-1 Colored Site Plan, dated February 22, 2018

He described the proposed building and answered questions from the Board.

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

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

MASTER PLAN – OPEN SPACE & RECREATION PLAN

Peter Van Den Kooy, P.P., from CME Associates presented the plan to the Board. He stated that the Marlboro Township Open Space and Recreation Plan present recommendations for improvement to the Township Parks and Recreation System and a vision for its future

The plan has been prepared in accordance with the Green Acres Open Space and Recreation guidelines. The plan contains a current inventory of parks, recommended updates for each of the facilities, an analysis of needs prepared in accordance with demographic data and national park standards, culminating in an action plan displaying the short term and long term goal of the Township.

The plan also includes a list of potential preservation sites for expanding the active and passive recreation areas with Marlboro Township.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

The Board voted in the affirmative to approve the plan. Offered by: Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr. Cherbini, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Ms. Franco, Mr. Kansky.

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

Meeting adjourned

Donna Pignatelli

