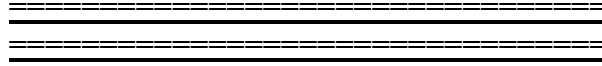


**MARLBORO TOWNSHIP PLANNING BOARD**  
**OCTOBER 3, 2018**



**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. SLOPOLSKY, MR. GAGLIANO, MR. PARGAMENT,  
MR. BARENBURG, COUNCILWOMAN MAZZOLA,  
MS. FRANCO**

**ABSENT... MR. BETOFF, MR. CHERBINI, MR. GUPTA, MAYOR HORNIK,  
MR. KANSKY**

**PROFESSIONALS PRESENT...**

**SALUTE THE FLAG**

A motion to approve/amend the minutes of August 15, 2018 was offered by Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr.Slotopolsky, Mr.Gagliano, Mr. Pargament, Mr.Barenburg, Councilwoman Mazzola, Ms.Franco.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1181-18 B & B HOSPITALITY GROUP, LLC/OSTERIA – MEMORIALIZATION  
OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

A motion in the affirmative was offered by Ms. Franco, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Ms. Franco.

**P.B. 1180-18 ZAGARI – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION**

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.

Andrew Newman, Esq. represented the applicant. The subject 2.4 acre property is a corner lot which contains 482 feet of frontage along Route 520 to the west and 270 feet of frontage along Crine road to the south, Block 183 Lot 15, within the R-20 zone. Currently the property contains a 1 story dwelling with associated walks, various accessory structures and/or trailer units, and a paved driveway along the Route 520 site frontage.

Chester DiLorenzo, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Colored plans dated May 15, 2017

The applicant proposes to subdivide the property into 4 new lots as follows:

- Proposed Lot 15.01 would be 0.5 acres in size and contain 124 feet of frontage along Route 520
- Proposed Lot 15.02 would be 0.5 acres in size and contain 124 feet of frontage along Route 520
- Proposed Lot 15.03 would be 0.7 acres in size and provide 233 feet of frontage along Route 520 to the west and 150 feet of frontage along Crine Road to the south. This lot would contain the existing onsite 1 story dwelling and would continue to provide access from Route 520 via realignment of the existing access drive.
- Proposed Lot 15.04 would be 0.5 acres in size and contain 120 feet of frontage along Crine Road

All lots with the exception of Proposed Lot 15.03, which is to contain an existing dwelling, are to be developed with future single family dwellings and all lots are to be serviced by municipal water and sanitary sewer systems as well as to provide drywell systems.

There will be three driveways along Route 520 and one on Crine Road and all the driveways will have turnarounds.

The need for frontage improvements will be worked out with Ms. Neumann P.E. Township Engineer, except for the area that is within the Country Board review.

A tree removal, replacement and woodlands management plan will be submitted for review. Stormwater Management of the site will be in compliance with the NJDEP Regulations.

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

PUBLIC HEARING OPENED

John Gutman 21 Emerald Drive  
Stormwater concerns

Ira Nelson – 14 Jackie Drive

The intersection near the site is dangerous and is worried about access to the site.

PUBLIC HEARING CLOSED

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

**P.B. 1182-18 MAE PILGRIM EIGHT, LLC. – PUBLIC HEARING – MINOR 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.

Dante Alfieri, Esq. represented the applicant. The 3 acre site contains 166 feet of frontage along the west side of Route 79 approximately 165 feet north of the Ryan Road intersection, Block 412 Lot 168.02, within the C-5 zone. Currently the property contains a multi-tenant commercial building (11,324 s.f.) with parking for 56 vehicles between the building and Route 79. The property and commercial building is associated with a larger commercial tract also containing a pharmacy (CVS) south of the subject site and a bank with drive-thru northeast of the site, each with additional parking areas. Access to the overall site is provided by a right-in only drive and a right-out only drive along Route 79 as well as a full movement drive along Ryan Road. The subject property and adjoining site to the northeast are encumbered by wetlands and associated buffer toward the north.

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

- A-1 Colored Site Plan – sheet 3 dated July 23, 2018
- A-2 Photographs of current site dated September 2018
- A-3 Traffic circulation

The applicant is seeking Minor Site Plan approval to construct 2 refuse enclosure areas opposite an existing interior access and loading area drive along the rear of the multi-tenant commercial building. The proposed refuse enclosures are to be walled and fenced at a 6 foot height and indicated to contain a total of 4 container units and an oil containment unit with surrounding

landscape plantings. There will be no storage of flammable items and the proposed Traffic circulation worked correctly.

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

PUBLIC HEARING OPENED

Manoj Kumar - 59 Barnswallow Blvd  
Asked what the site will look like when it is done

PUBLIC HEARING CLOSED

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

**P.B. 1177-18 NORTHEASTERN DEVELOPMENT – 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.

Kenneth Pape, Esq. represented the applicant. The existing 8.3 acre properties together provide 535 feet of frontage along the west side of Route 79 and 373 feet of frontage along the south side of School Road West, Block 351 Lot2 2 & 3, within the C-2 zone. Currently the properties contain a 1 story multi-tenant commercial building within the western portion of the site and a 1 story bank with drive-up lanes along Route 79. Access is provided by a right-in/right-out only driveway along Route 79 and 2 full movement driveways along School Road West with associated parking provided throughout the site, with the exception of the southern portion of the site which contains a wooded area and a stormwater area. Various utility and access easements are also existing on site.

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

- A-1 Regional location map dated 10-3-18
- A-2 Existing conditions dated 10-3-18
- A-3 Layout – sheet 4 dated 7-17-18
- A-4 Colored Landscape Plan dated 7-17-17
- A-5 Conceptual Floor Plan

The applicant proposes to retain the existing improvements and construct a 12,000s.f. 1 story building addition along the south side of the commercial building, a proposed 10,000 s.f.day-care with an attached fence enclosed play area, and a proposed 4,500 s.f. retail building. Access is to remain as is along Route 79 with minor reconfiguration proposed for the 2 driveways along School

Road West. Reconfiguration of existing parking areas are proposed, as well as additional proposed parking, ultimately yielding 303 parking spaces to service the site, including 31 spaces designated as “commuter parking only” along School Road West.

The current Stormwater maintenance system is ready and can handle the addition to the site.

There will be a significant increase to the landscape plan and the applicant will comply with all the concerns in the CME report.

All improvements along the Route 79 right-of-way will be done in accordance with NJDOT standards.

John Rea, Traffic Engineer reviewed with the Board the circulation of the site and where the commuter spaces will be located. The fifty spaces will be relocated toward the corner of the site so that it can be more easily accessed by the commuters. Parking itself will also have an additional 303 spaces, which are proposed, using 9 x 20 stalls.

Peter Pascella, applicant stated that the paving would only take place during work hours and the center will stay open during construction. He anticipates beginning construction in late spring. Also storage containers at the site will be removed as part of the overall site improvements.

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

PUBLIC HEARING OPENED

Stan Hesch – 14 Molly Pitcher Road

Asked what type of businesses would be coming to the new addition of the site

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli

