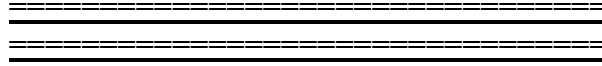


**MARLBORO TOWNSHIP PLANNING BOARD**  
**APRIL 17, 2019**



**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. GUPTA, MR. PARGAMENT,  
MS. FRANCO, MR. BARENBURG, COUNCILWOMAN  
MAZZOLA, DR. ADLER, MR. KANSKY**

**ABSENT... MR. SLOTOPOLSKY, MR. GAGLIANO, MAYOR HORNIK**

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

**SALUTE THE FLAG**

Mr. Kansky will be sitting in for Mr. Slotopolsky

A motion to approve/amend the minutes of February 6, 2019 was offered by Councilwoman Mazzola, seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Gupta, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr. Kansky.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1178-18 CAMPUS DRIVE WEST, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

**P.B. 1190-19 515 BRICK BOULEVARD, LLC – 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 7.5 acre property is a corner lot and contains 116 feet of frontage along the south side of Union Hill Road and 857 feet of frontage along the east side of Route 9 and an access ramp to Union Hill Road, within the C-3 zone, Block 299 Lot1. Currently, the property is developed as a shopping center (Exclusive Plaza) containing a 1 story multitenant building and a pad site containing a 2 story bank with drive thru lanes. Access is provided by a right-in/right-out drive along Route 9 near the southerly property line and an apparent right-in/right-out drive along the Union Hill Road site frontage with parking indicated for 341 vehicles throughout the site.

Michael Marinelli, P.E., Menlo Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Aerial of site as it currently exists, dated 4-17-19
- A-2 Colored Rendering dated 4-17-19

The applicant is seeking site plan approval to convert the existing bank to a proposed daycare facility, including a fence enclosed play area. The existing bank drive-thru lane is to be eliminated to provide additional parking along the north and east sides of the pad site, including a new two-way circulation aisle along the east side. A total of 362 parking spaces, a new increase of 21 spaces, are proposed with this application. Landscape and lighting improvements, including a refuse enclosure area, and drainage improvement modifications within the subject pad site vicinity are also proposed.

Mr. Marinelli reviewed the site parking and the decreased impervious coverage. He stated that the day care will be opened from 7:00 A.M. to 6:00 P.M. five days a week and the daycare will accept children from the ages of 7 weeks old up to 5 years old and will be subject to New Jersey licensing.

There will be no bus service to the school and no kitchen to prepare food. The number of employees will be capped at 16 people and the number of children will be at a maximum of 84. The play area will be enclosed by a solid vinyl fence and will be protected by bollards to prevent cars from coming onto the site.

He stated that stormwater is not an issue at the site and that they will be reducing the impervious surface. The parking areas will be restriped and the spaces will be expanded to 10 x 20.

The applicant agreed to provide curb grades along the 4 foot radius on the northerly end of the proposed parking area along the east side of the building.

The applicant agreed to secure a tree removal permit prior to any site disturbance.

Laura Neumann, P.E., P.P. reviewed 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. Betoff, seconded by Councilwoman Mazzola. In favor: Mr. Betoff, Mr. Gupta, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky.

**P.B. 1192-19 HOSAM AWAD – PUBLIC HEARING – MINOR 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.

Salvatore Alfieri, Esq. represented the applicant. The site is 41,447 s.f. and is a corner lot and contains 171 feet of frontage along Roosevelt Avenue to the west and 302 feet of frontage along Baldwin Street to the north, Block 127 Lot 10, within the R-30/20 zone. Currently, the property contains a one story dwelling toward Roosevelt Avenue with associated walk, rear yard concrete pad and fencing, an accessory shed and a stone driveway from Roosevelt Avenue.

Michael Geller, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibit:

A-1 Proposed Subdivivion Line Alternatives, dated April 17, 2019

The applicant is proposing to subdivide the property into two new lots as follows:

Proposed Lot 10.01 would be a corner lot containing 21,039 s.f. and providing 171 feet of frontage along Roosevelt Avenue and 123 feet of frontage along Baldwin Street. The property would contain the existing one story dwelling and maintain the existing stone driveway along Roosevelt Avenue. The existing shed is to be removed to accommodate the proposed subdivision. The dwelling is indicated to be serviced by municipal water and sanitary sewer service  
Proposed Lot 10.02 would contain 20,408 s.f. and provide 179.5 feet of

frontage along Baldwin Street. The property is to remain vacant at this time.

Mr. Geller testified that the applicant will file the subdivision by plat and stated that no garage is proposed for Lot 10.01. The applicant agree to perform whatever needed to be done to the site to make sure that stormwater would not be exacerbated in the neighborhood and that there will be no runoff from his property.

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

#### PUBLIC HEARING OPENED

The following residents spoke:

Chris Black – 18 Roosevelt Avenue

Flooding is a big problem in the area of the proposed subdivision

Tom Motto – 16 Baldwin Avenue

Also concerned with the flooding in the area

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

A motion to adjourn was offered by Councilwoman Mazzola, seconded by Dr. Adler. One vote was cast.

Respectfully submitted

Donna Pignatelli