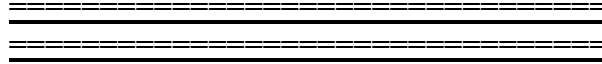


MARLBORO TOWNSHIP PLANNING BOARD

MAY 1, 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. GAGLIANO, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MICHAEL ADLER

ABSENT... MR. SLOTOPOLSKY, MR. PARGAMENT, MAYOR HORNIK, MR. KANSKY

PROFESSIONALS PRESENT... LAURA NEUMANN, MICHAEL HERBERT

SALUTE THE FLAG

A motion to approve/amend the minutes of April 17, 2019 was offered by Mr.Gupta, seconded by Councilwoman Mazzola. In favor: Mr. Betoff, Mr. Gupta, Ms. Franco, Mr.Barenburg, Councilwoman Mazzola, Michael Adler.

CITIZENS VOICE

No one from the public spoke

P.B. 1190-19 515 BRICK BOULEVARD, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Michael Adler. In favor; Mr.Betoff, Mr.Gupta, Ms. Franco, Mr.Barenburg, Councilwoman Mazzola, Michael Adler.

P.B. 1192-19 HOSAM AWAD – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

P.B. 1185-18 JP MORGAN CHASE BANK, N.A. – 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.

Jennifer Porter, Esq. represented the applicant. The site is 0.9 acre and is a corner lot that contains 250 feet of frontage along Route 79 to the east and 200 feet of frontage along School Road West to the north, Block 351 Lot 1 within the C-3 zone.

Currently the property contains a fuel service use with convenience store having access by ingress only and egress only drives along the Route 79 site frontage, and a full movement drive along the School road West frontage. The building is serviced by municipal water and sanitary sewer systems and a surface area basin is provide for stormwater management purposes along the westerly side property line.

Richard Dordas, JP Morgan Chase’s Northeast Marketing Construction Consultant testified that the main reason for building this branch was for personal wealth management. The branch would be open 8:30 a.m. to 6:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to 2:00 p.m. It will employ between 8 – 10 people.

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

- A-1 Survey of the site
- A-2 Colored Site Plan
- A-3 Architecturals for the site showing the southeast & northeast elevations

The applicant proposes to remove all existing site improvements and construct a 3,558 s.f. bank facility with two drive-thru lanes. Access is proposed by a right-in/right-out only driveway along the Route 79 site frontage and a full movement driveway along the School Road west frontage with parking proposed for 27 vehicles onsite. The building is to be serviced by municipal water and sanitary sewer systems and a surface are detention basin discharging to an existing drainage pipe traversing the site, which is proposed for stormwater management purposes. A vertical monument type site identification sign, four building mounted signs and two interior directional signs as well as landscape and lighting improvements are also proposed.

The site’s impervious coverage is being lessened and therefore, the conditions at the site will be improved as to stormwater runoff.

The applicant agreed to work with the Board Engineer as to car protection for people walking on the sidewalks around the site, specifically, there would be either a fence or some type of bollards constructed to prevent cars from running on to the sidewalk surrounding the site.

The proposed site is part of a gas station and proper cleanup will be conducted.

Kate Keller, P.P. reviewed with the Board the variances that are required, including front yard parking and how the applicant can comply with the positive/negative criteria in gaining approvals for the site. She stated that the applicant would conform to Title 39 and grant access to the police for the site.

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, Mr. Gupta, Mr. Gagliano, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler.

A motion to adjourn is offered by Dr. Adler, seconded by Mr.Barenburg. One vote was cast.

Respectfully submitted

Donna Pignatelli