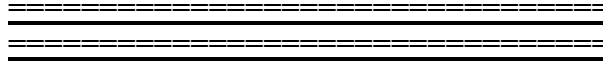


MARLBORO TOWNSHIP PLANNING BOARD
DECEMBER 4, 2019



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. GAGLIANO, MS. FRANCO, MR. BARENBURG,
DR. ADLER, MR. KESSLER**

**ABSENT... MR. BETOFF, MR. GUPTA, MR. SLOTOPOLSKY,
MR. PARGAMENT, COUNCILWOMAN MAZZOLA,
MAYOR HORNIK, MR. KANSKY**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT,
MR.VAN DEN KOOY**

SALUTE THE FLAG

A motion to approve/amend the minutes of October 16, 2019 was offered by Dr. Adler, seconded by Ms. Franco. In favor: Ms.Franco, Mr. Barenburg, Dr. Adler.

**P.B. 1197-19 MARLBORO ROUTE 9 HOLDINGS. LLC./ BURGER KING –
MEMORIALIZATION OF RESOLUTION FOR A SIGN VARIANCE**

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

MASTER PLAN – PUBLIC HEARING REEXAMINATION & HOUSING ELEMENT & FAIR SHARE PLAN

Peter Van den Kooy, P.P. from CME presented the plan to the Board. The Township prepared its last comprehensive Master Plan in 1997, with an amendment to the Land Use Plan Element and Circulation Plan Element in 2002. Since that time, Reexamination Reports were adopted in 2008 and 2012. Additional Master Plan Elements that were adopted or amended between the 1997 Master Plan and this Reexamination include the 2018 Open Space and Recreation Plan, 2013 Green Buildings and Environmental Sustainability Plan, 2011 Farmland Preservation Plan, 2010 Housing Element and Fair Share Plan, 2010 Vision Plan, and 2005 and 2007 Amended Land Use Plan. An updated Housing Element and Fair Share Plan, demonstrating compliance with its Prior and Third Round obligations is in this report.

A motion to adopt was offered by Ms. Franco, seconded by Mr. Gagliano. In favor: Mr. Gagliano, Ms. Franco, Mr. Barenburg, Dr. Adler, Mr. Kessler.

ORDINANCE 2019-14 AMENDING SECTION 220 “LAND USE AND DEVELOPMENT”

The Ordinance amends the Township Master Plan of Section 220 “Land Use and Development” implementing the recommendations of the Township Master Plan Reexamination Report and Housing Element and Fair Share Plan to conform with recent affordable housing settlement before the N.J. Superior Court, Monmouth County.

The Planning Board found the Ordinance consistent with the Master Plan. One vote was cast.

ORDINANCE 2019-15 ADOPTING A REDEVELOPMENT PLANS FOR SCATTERED SITES REDEVELOPMENT AREA OF THE TOWNSHIP OF MARLBORO TOWNSHIP

Peter Van den Kooy, P.P. presented testimony and emphasized the need for redevelopment on the various underutilized properties that mostly consisted of various salvage yards.

The Planning Board found the Ordinance consistent with the Master Plan. One vote was cast.

P.B. 1168-18 AMBOY AVENUE PARTNERS – PUBLIC HEARING – AMEND 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 site contains 194 feet of frontage along Amboy Road to the east, approximately 2,275 feet from the Texas Road intersection and 264 feet of frontage along Route 18 to the west, Block 178 Lot 291, within the IOR zone.

Currently the property contains an approximately 44,400 s.f. indoor tennis facility building containing six playing courts with forty nine existing parking spaces accessed by a paved driveway along Amboy Road.

Richard Schommer. P.E. testified on behalf of the applicant. Entered into evidence was the

following exhibit:

A-1 Proposed Amended Site Plan showing the location of the permanent bathrooms dated 12-4-19

Mr. Schommer testified that they received approval per resolution dated August 7, 2019 to construct an approximately 54,400 s.f. dome structure which included a temporary restroom facility to be provided with the dome structure. They are currently seeking Amended Preliminary and Final Site Plan approval to construct a permanent restroom building attached to the dome near the northeast building corner.

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

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

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

Respectfully submitted

Donna Pignatelli