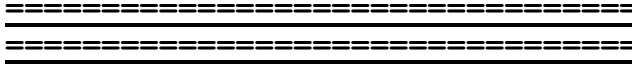


MARLBORO TOWNSHIP PLANNING BOARD

June 3, 2020



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG 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. SLOTOPOLSKY, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, Mr. KANSKY MR. KESSLER. MR. GUPTA JPINED THE MEETING AFTER PRESENTATION OF P.B. 1207-20

ABSENT: MAYOR HORNIK, MR. GAGLIANO

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of May 20, 2020 was offered by Mr. Betoff, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1207-20 Shamrock @ 79 Incorporated - Public Hearing for Amending Preliminary and Final Site Plan to include an enclosure for previously approved outdoor eating area, located at 133 South Main Street, Block 415 Lots 27 and 31, in the C-5 Zone. The Board took jurisdiction and entered evidence A-1 through A-17.

Mr. Alfieri, Applicants attorney stated that the Applicant had pulled permits to enclose the outdoor seating but did not come back to the Board for approval Mr. Alfieri testified that the Applicants did not know he had to come before the Board.

Mr. Rodriguez, Applicants representative testified that they are added a sprinkler system to the entire building, and he would comply with all of the requirements from Township Engineers report as well as the Township Fire Official Report. Mr. Rodriguez also testified that there would be no changes, to parking, seating capacity, hours of operations, parking. Refuse and recycle management.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Dr. Adler and 2nd by Mr. Betoff, and passed with a roll call of 9-0. Approve: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kessler and Mr. Kansky.

RESOLUTIONS:

P.B. 1204-20 **LUCAS DEVELOPMENT, LLC** - Memorialization of a Resolution Granting Preliminary & Final Site Plan Approval, located at 207 Commercial Court, Block 172, Lot 40.04.

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

P.B. 1195-19 **BROOKSTONE@CASOLA FARMS** - Memorialization of a Resolution Granting Preliminary & Final Site Plan Approval, located at 487 Route 520, Block 214 Lots 1 & 2.

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

Motion to adjourn @ 7:51p.m. offered by Ms. Franco 2nd Mr. Gupta, all approve

Respectfully submitted: Suzanne Rubinstein