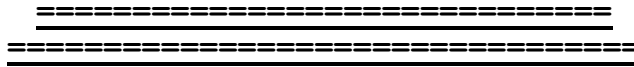


MARLBORO TOWNSHIP PLANNING BOARD

September 1, 2021



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:40P.M.

CHAIRMAN 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 MS. FRANCO, MR. KESSLER, MR. GUPTA, MR. BETOFF, CAROL MAZZOLA, MR. GAGLIANO AND CHAIRMAN BARENBURG

ABSENT MR. KANSKY, MR. SLOTOPOLSKY, MR. PARGAMENT, DR. ADLER AND MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of August 18, 2021 was offered by Mr. Gupta, seconded by Mr. Kessler. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B.1222-21 Ian Thompson-Continued Public Hearing for Preliminary and Final Minor Subdivision approval to construct a single family home located at 33 Collier Lane, Block 153, Lot 69 within the LC Zone- CARRIED TO October 6, 2021

P.B. 1220-21 MAA Durga Properties-Public Hearing for an Amended Preliminary and Final Site Plan to modify the interior of the existing building and add an approximate 600 s.f. mezzanine, located at 2 Timber Lane Block 360.02, Lot 15 within the LI Zone R30/20 Zone.

The Board took jurisdiction and entered evidence A1-A18

All professionals were sworn in.

Salvatore Alfieri appeared for the Applicant.

This application is to amend a site plan in order to use a balcony that is presently in the unit. This balcony will add 600 square feet of storage to the unit.

Mr. Kumar Tukar testified that they presently occupy unit 303, they have a flower distribution business. There is a cooler in the unit and the unit is used to store and ship flowers. There will be no change to the hours, number of employees or exterior of the building. This square footage will strictly be used for storage of material.

They agree to comply with all recommendations of the Engineer Review.

Public Hearing Opened:

No one registered to speak

Public Hearing Closed

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

A motion in the affirmative was offered by Mr. Betoff seconded by Ms. Mazzola with a vote of 7-0 in favor: Ms. Franco, Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Kessler and Chairman Barenburg

P.B. 1221-21 Marlboro Plaza Associates, LLC & Uniondale WG, LLC.-

Public Hearing seeking Preliminary and Final Site Plan approval to construct a 2,225 s.f. Starbucks Restaurant with drive thru located at 79 Route 9 Block 268, Lot 62 & 80 within the C-3 Zone.

The Board took jurisdiction and entered evidence A1- A26

All professionals were sworn in.

Salvatore Alfieri, appeared on behalf of the applicant with Robert Streker, Engineer and Paul Going, Traffic Engineer. This application is to construct a Starbucks restaurant with a drive through.

Robert Streker, Engineer-Exhibit A-23 shows an aerial view of the site. It is located in Marlboro Plaza on the south east corner of Route 9 and Route 520. The site is a vacant pad at this time between the McDonald's and Bank of America. There is no exposure to any residential homes. The Starbucks located across the street will remain. Exhibit A-25 shows the site plan. This will be a 2025 square foot restaurant with a drive thru, 25 feet tall with 52

indoor seats and an outdoor patio. The hours of operation will be Monday-Friday 5:30am-10:00pm and Saturday and Sunday 6:00am-10:00pm. There will be 8 employees per shift. There will be no direct access to Route 9 from the restaurant. The drive thru will have a 19 car stacking capacity, there will be 26 parking stalls at 9 x 18 and there will be both one way and two ways thoroughfares. All deliveries are done after hours. The garbage enclosure will be serviced by a private hauler, it will be gated and have both trash and recycle containers. They will plant extensive shrubs to shield the enclosure. All utilities are on site at this time. Storm water system will connect to the McDonald's system and will comply with all regulations. All Technical comments will be complied with, with the exception planting more trees on the Route 9 side. They will agree to replace those trees once they die.

There will be 6 new light poles which are 22 feet tall, 12 under canopy lights and 2 wall mounted lights. No new signage will be needed with the exception of a menu board and direction signs on the site. They agree to comply with all Fire Bureau requirements and will comply with the recommendation of having a knox box.

Paul Going, Traffic Engineer- The site has received approval from the NJ Dot. The traffic review was done before COVID. There will be 2 way circulation on one side and one way circulation on the other three sides. There will be maintain the present cut through to the bank and McDonald's.

Public Hearing Opened:
No one registered to speak
Public Hearing Closed

A motion in the affirmative was offered by Ms. Franco seconded by Mr. Kessler with a vote of 7-0 in favor: Ms. Franco, Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Kessler and Chairman Barenburg

Motion to adjourn @ 8:45pm p.m., offered by Mr. Kessler, 2nd Mr. Betoff, all approve.

Respectfully submitted: Suzanne Rubinstein