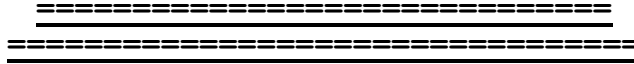


MARLBORO TOWNSHIP PLANNING BOARD

October 6, 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 CAROL MAZZOLA, ROHIT GUPTA, ANDREW PARGAMENT, LYNN FRANCO, DR. ADLER, ANDREW KESSLER AND CHAIRMAN BARENBURG

ABSENT MR. KANSKY, MR. SLOTOPOLSKY, MAYOR HORNIK, DAVID GAGLIANO AND NEIL BETOFF

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of September, 2021 was offered by Mr. Kessler, seconded by Ms. Franco. 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-

The Board took jurisdiction and entered evidence A1-A34

All professionals were sworn in

Salvatore Alfieri, appeared on behalf of the applicant. This has been before the board before and all comments were taken to heart and changes to the site plan have been made. The size of the home has been decreased, a portion of the road will be dedicated to the Township and drainage issues have been addressed.

Matthew Wilder- Engineer. Exhibit A-31 was shown. The design grade of the property has been lowered, this plan will decrease the disturbance by 16% along the eastern area of the property and Beacon Hill Road. The mature vegetation will be maintained. The pool and patio area will be lowered, they will need only one retaining wall, and they have modified the stormwater design into a larger system, which requires only needing one system. Yard drains will be added and scattered throughout the property and a grass swale will be added. A soil sampling report will be submitted to the Township. They will be relocating the septic system. They believe the driveway access allows for a fire truck and ambulance to access the area easily. They will comply with all technical comments in the Engineer Review and a variance for the pool and patio is no longer needed due to changes in the site plan.

Public Hearing Opened:

Judy Lent 100 Beacon Hill Road- Voiced concerns regarding the driveway being directly across from her driveway, construction vehicles blocking her access, drainage issues, width of street and tree removal.

Kathy Lent 100 Beacon Hill Road provided slides labeled as P-1 Concerns, regarding drainage, grading driveway, width of property and access.

Peter Hedman 106 Beacon Hill Road
Concerns regarding drainage as their home is directly behind the proposed home.

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. Kessler seconded by Mr. Pargament with a vote of 7-0 in favor: Ms. Mazzola, Mr. Gupta, Mr. Pargament, Ms. Franco, Dr. Adler, Mr. Kessler and Chairman Barenburg

P.B. 1219A-21 Stack Storage-Continued Public Hearing seeking Preliminary and Final Site Plan approval to build six single story self-storage buildings with 19 parking spaces located at Vanderburg Road and Boundary Road Block 360, Lots 7 & 8 within the LI Zone.

The Board took jurisdiction and entered evidence A1-A43

All professionals were sworn in.

Carl Kempf appeared on behalf of the applicant.

Ryan McDermott-Engineer testified that they have changed the two original buildings proposed to one story buildings. Coverage on the site has decreased and the new plan setbacks will not require a variance. All oversized parking spots have been eliminated and there will be no outdoor storage on the property. They will add a staggered row of trees and 16 shade trees for more buffering of the site. They will comply with all technical comments in the Engineer Review.

Mark Cannuli-Planner, the revised site plan fits in well to the community and the Township Master Plan. The area is in the LI Zone and this proposed business fits well into the definition of LI Zone. Positive criteria for this proposed plan, is, it promotes nonresidential uses, property is large enough, and it will serve the surrounding residents and provides efficient use of the land. Mr. Cannuli does not see any negative criteria or detrimental impacts to the community. There will be no impact to school or utilities.

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 Dr. Adler seconded by Ms. Franco with a vote of 7-0 in favor: Ms. Mazzola, Mr. Gupta, Mr. Pargament, Ms. Franco, Dr. Adler, Mr. Kessler and Chairman Barenburg

P.B. 1220-21 MAA Durga Properties-Memorialization granting 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 was offered by Ms. Franco, 2nd by Ms. Mazzola.

Approved by; Ms. Mazzola, Mr. Gupta, Ms. Franco, Mr. Kessler and Chairman Barenburg.

P.B. 1221-21 Marlboro Plaza Associates, LLC & Uniondale WG, LLC.-Memorialization granting a 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 was offered by Mr. Gupta, 2nd by Ms. Franco. Approved by; Ms. Mazzola, Mr. Gupta, Ms. Franco, Mr. Kessler and Chairman Barenburg.

Motion to adjourn @ 10:05 p.m., offered by Dr. Adler, 2nd Ms. Franco, all approve.

Respectfully submitted: Suzanne Rubinstein