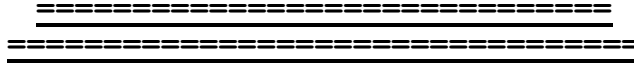


**MARLBORO TOWNSHIP PLANNING BOARD**

**May 4, 2022**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:34P.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 CHAIRMAN BARENBURG, ROHIT GUPTA, LYNN FRANCO, NEIL BETOFF, ANTOINETTE DINUZZO, DR. ADLER, DAVE GAGLIANO ANDREW PARGAMENT

ABSENT ANDREW KESSLER

PROFESSIONALS PRESENT: LAURA NEUMANN, Engineer AND MICHAEL HERBERT, Esq.

A motion to approve/amend the minutes of April 20, 2022 was offered by Councilwoman DiNuzzo, seconded by Andrew Pargament, all approve

CITIZENS VOICE

No one from the public registered to speak

**P.B. 1227-21 45 Route 520, LLC**-Public Hearing seeking a Preliminary & Final Site Plan to construct a 2 story office building with 149 parking spaces and driveway located at 45 Route 520 Block 268 Lots 66,67, 68 & 69 within the OPT1 Zone.

The Board took jurisdiction and entered evidence A1-A-40

Kenneth Pape represents the applicant.

The application is to take three lots with single family homes on them and make an office building with a campus feel to make the office building previously approved on a lot next door. The lots are presently non-conforming in the zone, once built they will

conform to the zone. They are looking to have several variances approved.

Stuart Challoner-Engineer, the existing condition is 4 lots that originally had single family homes. One of the lots had approval of a 25,000. Square foot building. When the lots became available the developer purchased them. At this time they are looking to build a 30,000. Square foot building with a total of 187 parking spaces within the two buildings. The stormwater drainage system will be expanded to accommodate the complex. The access into and exiting the complex has been approved by the NJ DOT. The stormwater management is in compliance with Township requirements. There will be no major grading and there will be no water impact to neighboring properties. Landscape, signs, retaining walls and lighting will comply with all comments, ordinances and recommendations. There will be no light spillage. There will be cross access to all areas. There will be no large trucks for deliveries. The complex will be a mix of office and medical offices.

Mr. Michael Testa- Architect the building is a two story building that is fully sprinkled. The building height has been adjusted to comply with the Engineer review letter. The building is energy compliant. The building will have a main lobby with an elevator. All mechanics will be on the roof. The façade will be two colored and have a cultured stone veneer. The roof drainage will go into an underground system. The building will have one sign.

John Rea-Traffic-Engineer, as per the Township ordinance a mixed use office building must have 158 parking stalls, a 100% medical building must have 181 parking stalls. This application is presenting 187 parking stalls. The access to the site has been approved by the NJ DOT. The west side will have a right turn in only and the east side will have a right in, right out and left in. There is no left turn allowed. The County has a program for future installation of sidewalks. AS suggested by the Board, crosswalks will be added.

Allison Coffin-Planner, the variances that we are looking to have approved are for Maximum impervious coverage and size of parking stalls. These variances if approved will not be a detriment to the community. This application will enhance the community and advance the Municipal Land Use Laws and Master Plan.

Public Forum-opened  
No one was present to speak  
Public Forum- closed

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

A motion to approve the application presented was offered by Dr. Adler, 2<sup>nd</sup> by Mr. Pargament.

Approve: Councilwoman DiNuzzo, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Gagliano, Ms. Franco, Dr. Adler, Mr. Kansky and Chairman Barenburg.

**P.B 1228-21 Wicker Place Investments, LLC**-Public Hearing seeking Minor Subdivision approval to subdivide the property into two new lots, located at 46 Wicker Place, Block 109 Lot 4 within the R30/20 zone.

The Board Took jurisdiction and entered evidence A1-A-27

Salvatore Alfieri represents the applicants. This is property off of Texas Road. The application is for a minor subdivision on under size lots.

Bhaskar Halari-Engineer- presented the Board with an aerial photo from the Monmouth County GIS website. This parcel is a 30,000.square foot piece of land on Wicker Place. There was a home and a shed that has been removed. The lots will be upgraded to include two one family homes. The variance for the homes will be building coverage and total coverage on site. All setbacks on the property are within Township requirements. Both homes will have 20 foot wide driveways with 2 car garages. The homes will be able to access public utilities. Stormwater systems are not required but they will be installing a seepage put for both homes. There will be no additional tree removals. Sidewalks will be installed along the homes. Soil samples have been taken. One sample came back with lead and deeper testing and will address as needed. Both homes will have basements. Will address and comply with all fire requirements and all technical reviews of Engineer report.

Lee Fleming-Planner, the site was visited and all plans have been reviewed. The Variance being requested are part of the C-2. Minimum lot size, maximum principal coverage and maximum building coverage. There are also looking for a design waiver for concrete instead of Belgium blocks to keep it similar to the present curbing. Upon review of the needed variance there are no negative impacts to the community. The positive criteria, is this enhances the community and is consistent with the Master Plan.

Public Forum-opened  
No one was present to speak  
Public Forum- closed

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

A motion to approve the application presented was offered by Dr. Adler, 2<sup>nd</sup> by Mr. Gagliano.

Approve: Councilwoman DiNuzzo, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Gagliano, Ms. Franco, Dr. Adler, Mr. Kansky and Chairman Barenburg.

**Review and Recommendation Ordinance 2022-005**-Beekeeping shall be permitted on any farm, subject to State Law and the rules and regulations adopted pursuant to said laws. Beekeeping shall not be permitted on any property not defined as a farm in Section 220-4 of this chapter or in any residential zone. Laura Neumann discussed this ordinance. Going forward a bee keeper must be qualified as a farm.

A motion to have Attorney Michael Herbert draft a recommendation from the Board approving this Ordinance was made by Chairman Barenburg 2<sup>nd</sup> by Dr. Adler, all approve.

**P.B. Mastropiero Plumbing & Heating Corp**-Memorialization approving Preliminary and Final Major Site Plan approval to retrofit the existing dwelling to use for a heating and plumbing business located at 122 Newman Springs Road, Block 176, Lot 113 within the IOR zone.

Motion to approve Mr. Pargament 2<sup>nd</sup> by Mr. Gupta.

Approved: Councilwoman Dinuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, and Chairman Barenburg

**P.B.1229-21 Maple Tree Plaza, (Molto Bistro)** - Memorialization approving a Minor Site Plan approval to utilize an already constructed 645 s.f. enclosed seating area located along the existing building located at Maple Tree Plaza Route 79, Block 413, Lot, 35 within the C-5 Zone

Motion to approve Mr. Pargament 2<sup>nd</sup> by Councilwoman DiNuzzo.

Approved: Councilwoman Dinuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, and Chairman Barenburg

**P.B. 1180A-18 Zagari-** Memorialization approving an extension of time for Major Subdivision located at Monmouth County Route 520 and Crine Road Block 183 Lot 15 located within the R-20 Zone. Motion to approve Ms. Franco 2<sup>nd</sup> by Mr. Pargament.

Approved: Councilwoman Dinuzzo, Mr. Gupta, Mr. Pargament, Ms. Franco, and Chairman Barenburg

Motion to adjourn @ 9:18pm, offered by Dr. Adler, 2<sup>nd</sup> Mr. Pargament, all approve

Respectfully submitted: Suzanne Rubinstein