

**MARLBORO TOWNSHIP PLANNING BOARD**

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**FEBRUARY 18, 2009**

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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. JOSEPHS 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. BARENBURG, MR. BERGH, MR. HUSAIN, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. HEGT, MR. PARGAMENT**

**ABSENT... MR. BETOFF, MR. GUPTA**

**PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

Pat Korbiak – Crine Road

Spoke and asked questions regarding the time for reviewing and hearing applications.

**P.B. 981-07 HINDU AMERICAN TEMPLE – PUBLIC HEARING – AMEND SITE PLAN**

This application is being carried to the meeting of March 4, 2009, without further notice.

**P.B. 977-06 MORELLO – CONTINUED PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION**

This application is being carried to the meeting of March 4, 2009, without further notice.

**ORDINANCE 2009-02 AMEND CHAPTER 84 – REZONING LC TO R-80 TO IMPLEMENT CONSENT ORDER**

This ordinance was tabled for further review by the Council.

**ORDINANCE 2009-06 AMEND CHAPTER 84 – ZONE CHANGE BLOCK 119 LOT 4 AFFORDABLE HOUSING – TICETOWN ROAD DISTRICT**

Richard Cramer, P.P. testified that the change in the ordinance is consistent with the Master Plan.

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman La Rocca, Mayor Hornik, Mr. Pargament.

**ORDINANCE 2009-09 Amend Chapter 84 – MHD II – Mobile Home Park District**

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Pargament.

**P.B. 964-06 SCIBOR – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY SITE PLAN APPROVAL**

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Mayor Hornik.

**P.B. 1034-08 MILLENIUM EYE CARE – WAIVER OF SITE PLAN**

Mr. Bergh stepped down from this application.

Robert Munoz, Esq. represented the applicant. The site contains 831 feet of frontage along Route 9 in the C-3 Zone, Block 288 Lot 375. Currently the site is developed as a shopping center known as “The Mart” with access drives to Route 9.

The applicant is seeking approval to convert one of the existing tenants to an eye care facility.

Dr. Mishkin, managing partner, was sworn in. He testified that they are moving the practice from Old Bridge to this site in order to modernize his facilities without increasing the size and scope of the office.

Richard Cramer, P.P. reviewed his report and answered questions from the Board.

Ernie Peters, P.E. reviewed his report and stated that there was no additionally needed parking spaces for the site and that the signage would be compliant to ordinance requirements.

A motion in the affirmative was offered by Councilman LaRocca, seconded by Mayor Hornik. In favor: Mr. Barenburg, Mr. Pargament, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

**P.B. 1026-08 DA SHORE – CONTINUED PUBLIC HEARING – WAIVER OF SITE PLAN**

Sal Alfieri, Esq. represented the applicant. The applicant is seeking a waiver of site plan to convert a 500 s.f. portion of the applicant's home in the R-1.5 residential zone to use as a home professional office for a Pediatric Therapist, 11 Burlington Drive, Block 206.03 Lot 6.

On January 7, 2009 a public hearing took place before the Board. They were asked to return showing pictures of the home and architectural plans.

Entered into evidence were the following exhibits:

- B-1 Receipt for driveway work performed on July 7, 2006
- B-2 Proposal to construct a sunroom dated January 27, 2007
- B-3 Zoning permits to construct a driveway

The Board also reviewed photos of the home ( 1 – 21).

Mr. Constantine Aravanitvons, Artchtiect, was sworn in. He reviewed the floor plan with the Board and showed how the sunroom would be used for therapy, using a side door entrance by way of a walk from the front driveway.

Dr. Da Shore reviewed the history of the property, including how the driveway and sunroom were built.

**PUBLIC HEARING**

The following members of the public spoke:

Patricia Korabiak, Edna Singer, Tony Corrao, Pradip Sheth, Hinenshu Pathak, Tom Farley, Jung Ning, Pranav Jani, David Chaiken

The Board members were concerned about on street parking. The applicant agreed that all parking would be in the driveway and if the home were sold, the use would discontinue.

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs. Opposed: Councilman LaRocca, Mayor Hornik, Mr. Pargament.

A motion to adjourn was offered by Councilman LaRocca, seconded by Mr. Barenburg. One vote was cast.

Respectfully submitted

Donna Pignatelli

