

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 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. BETOFF, MR. GUPTA, MR. HUSAIN, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MR. HEGT

ABSENT... MR. PARGAMENT, MAYOR HORNIK

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of February 18, 2009 was offered by Mr. Pollak, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Hegt.

RESOLUTIONS:

P.B. 945-05 Richmond Meadows/Vastola
P.B. 977-06 Morello
P.B. 981-07 Hindu Temple

The above resolutions were carried to the April 1, 2009 agenda.

P.B. 929-05 OLD MILL ESTATES – FINAL MAJOR SUBDIVISION

This application was carried to the meeting of May 6, 2009, without further notice

P.B. 971-06 ENCLAVE – MODIFY CONDITION OF APPROVAL

This application was carried to the meeting of May 6, 2009, without further notice.

P.B. 1014-08 DR. PRASAD – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Jay Wegodsky, Esq. represented the applicant. The site is a 0.4 acre tract with 156 ft. of frontage along School Road East and 137 ft. of frontage along Hudson Street, in the C-1 zone, Block 222 Lot 19. Currently the property contains a one story dwelling with a breezeway connection to a garage.

The applicant is seeking approval to convert the existing dwelling to a dental office. The conversion will result in public access to the site along with patient visits.

Dr. Prasad testified that he has been practicing for 27 years and is looking to open this office in order to cut down on his commute. The only people employed will be himself, a secretary and a dental technician. He will see approximately 12 patients per day. Hours of business will be 10:00 A.M. to 6:00 P.M. Monday through Friday and 10:00 A.M. to 2:00 P.M. on Saturday.

Entered into evidence was the following exhibit:

A-1 Colored rendering of site and landscape plan

Mario Ianelli, P.E. from CMX was sworn in. He reviewed and discussed the variances/waivers being requested. He reviewed exhibit "A" and testified that there would be nine parking spaces provided, with two spaces in the garage and seven outside, one of which will be handicapped. The applicant agreed that the garage would be used for parking only. They will be working with the Township Engineering Department with regard to ingress and egress from School Road. There will be two extra spaces, constructed from pavers, to allow water to drain into the earth in order to reduce impervious surface. Signs will be placed on the site requiring patients to pull out onto School Road head on. The applicant will place money in an escrow account with the Township in lieu of curbing and sidewalks. They will work with the Historic Commission with regard to a sign.

Ernie Peters and Richard Cramer reviewed their reports and answered questions from the Board. The applicant agreed to address all of their comments.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Gupta, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Hegt.

P.B. 1027-09 AVIS REALTY – PUBLIC HEARING MINOR SITE PLAN

Councilman LaRocca stepped down from this application.

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The site is an 0.3 acre tract with frontage along School Road East directly opposite the Hudson Street intersection, in the C-2 zone, block 355 Lot 4. The property currently contains a two story dwelling with a rear deck and detached garage, two sheds and a well house.

The applicant proposes to convert the existing dwelling into a real estate office and expand the driveway to provide five parking stalls.

Avis Gardell, applicant was sworn in. She explained her business to the Board stating that there will be a minimum amount of traffic resulting from her business. The hours of operation will be 10:00 A.M. to 6:00 P.M. Monday thru Friday and 10:00 A.M. to 1:00 P.M. on Saturday.

Mario Ianelli, P.E. CMX described the site and discussed the requested variances. All existing structures will remain except for the well house. The site is in the C-2 Neighborhood Commercial District and also within the Marlboro's Historic District. The applicant will be using the garage for parking only.

Entered into evidence were the following exhibits:

- A-1 Site Plan
- A-2 Aerial photo of the site
- A-3 Photos - Site
- A-4 Photos – Site
- A-5 Photo – Sign

The Board's professionals, Ernie Peters and Richard Cramer reviewed their reports and answered questions

The applicant agreed to comply with all the testimony placed on the record as well as the requests of the Board members and Board professionals.

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

P.B. 1032-08 LUCAS PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The site is 1.2 acres with 144 feet of frontage along the cul de sac of Commercial Court and 190 feet along Tennent Road, in the IOR zone, Block 172 Lot 40.07. The property is currently vacant, partially cleared of wooded areas and contains a driveway area approximately 35 feet in length along Commercial Court, and a concrete pad near the northeast property corner.

The applicant is seeking approval to construct a 12,500 s.f. sports center with a looped access drive from Commercial Court and associated parking for 31 vehicles.

Craig Koppelman was sworn in. He is the proposed tenant. His plans are for a baseball education facility, with a 90 foot infield inside a warehouse structure. The hours of operations would be 10:00 A.M. to 10:00 P.M. five days a week and 8:00 A.M. to 9:00 P.M. Saturday and Sunday. There will be four employees and a peak of 28 students at one time.

Entered into evidence were the following exhibits:

- A-1 Colored landscape plan dated January 13, 2009
- A-2 Tax Map dated March 18, 2009
- A-3 Six photos of the site dated March 18, 2009

A.J. Garito, P.E. was sworn in and testified on behalf of the applicant. He stated that the property is encumbered by a 50 foot wide buffer area along the southerly property line adjoining Lot 43. The building will be serviced by public water and sanitary sewer and an infiltration basin is proposed to handle the increase in stormwater runoff.

John Leoncavallo, P.P. was sworn in. He reviewed the size of the lot for the “C” variance and believes that the positive criteria outweighs the negative criteria.

Ernie Peters and Richard Cramer discussed their reports and answered questions from the Board.

The applicant agreed to comply with all of the comments and requests from the Board’s Professionals and the Board members.

PUBLIC HEARING OPENED

Alexander Ingham – 119 Tennent Road

Concerned about the impact of this site on the residential area that is across the street. He wants to see a larger buffer area and has concerns about the lighting.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman La Rocca, Mr. Hegt.

A motion to adjourn was offered by Mr. Pollak, seconded by Mr. Hegt. One vote was cast.

Respectfully submitted

Donna Pignatelli