

MARLBORO TOWNSHIP PLANNING BOARD

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APRIL 1, 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.

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ROLL CALL**

**PRESENT ... MR. BARENBURG, MR. BERGH, MR. BETOFF, MR. HUSAIN,
MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA,
MR. HEGT, MR. PARGAMENT**

ABSENT... MR. GUPTA, 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 March 4, 2009 was offered by Mr. Pollak, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

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

**P.B. 945-05 VASTOLA/RICHMONDE MEADOWS – MEMORIALIZATION OF
RESOLUTION GRANTING TWO – ONE YEAR EXTENSION OF TIME**

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

P.B. 977-06 MORELLO – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL

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

P.B. 981-07 HINDU AMERICAN TEMPLE – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITEPLAN APPROVAL

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

P.B. 1014-08 DR. PRASAD – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

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

P.B. 1027-08 AVIS REALTY – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

P.B. 1032-09 LUCAS HOLDINGS – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

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

ORDINANCE 2009-02 - REZONING LC TO R-80 TO IMPLEMENT CONSENT ORDER

The Board found that this ordinance is appropriate and should be approved.

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

P.B. 1035-09 EL BASHA GROUP – WAIVER OF SITE PLAN

Lawrence Sachs, Esq. represented the applicant. The site is located at the intersection of Route 9 and Bartram Road in the C-3 zone, Block 268.01 Lot 44. The site currently contains a multi tenant two story commercial building with associated parking for 61 vehicles.

The applicant is proposing to occupy two of the first floor units which is approximately 2,500 s.f.. They plan is for a grocery store/deli and a restaurant.

Entered into evidence were the following exhibits:

- A-1 thru A-6 photos of front/rear of site
- A-7 All units and their use

Marco Abuzerd, owner testified that the hours of operation will be between 11:30 A.m. to 10:30 P.M.. The staff will consist of three employees in the kitchen and two wait staff. The largest truck delivering would be a small box truck. The existing drive-thru will not be used and they are not proposing any additional lighting.

The Board Professionals reviewed their reports and answered questions from the Board.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1033-09 GENIUS KIDS – 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.

Charles Parker, Esq. represented the applicant. The site is located at the intersection of Route 520 and Ginesi Drive in the IOR zone, Block 176 Lot 106. The site currently contains two office/warehouse buildings. There is parking for 99 vehicles. This site was previously granted Preliminary and Final Site Plan approval on December 20, 2006.

John Ploskonka, P.E. from Concept Engineering was sworn in. He stated that the applicant proposes to use a portion of the existing building for a 5,200 s.f. daycare, including a 1,700 s.f. gym area along with a 7,150 s.f. fenced playground area. No exterior building renovations or additional site improvements are proposed.

Entered into evidence was the following exhibit:

- A-1 Colored rendering of the site

The applicant estimates up to 95 children will be using the facility. Everyone having a child at the facility will have a smart card to be used to walk in. The children will be arriving at various

times. Six parking spaces are being proposed for this day care use. The proposed parking spaces will be labeled with “No Idling” signage to comply with pollution regulations.

Some Board members felt it was not enough parking spaces and suggested that the applicant add four additional spaces for a total of 10 spaces for drop off.

There will be no events during the week at the facility that could cause extra traffic and parking. The playground and the crossing of the drainage ditch will be fenced so that the children would be guided straight to the playground from the building.

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

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Mr. Betoff, seconded by Mr. Husain. One vote was cast.

Respectfully submitted

Donna Pignatelli