

**MARLBORO TOWNSHIP PLANNING BOARD**

=====  
**APRIL 15, 2009**  
=====

**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. BERGH, MR. BETOFF, MR. GUPTA, MR. HUSAIN, MR. JOSPEHS, COUNCILMAN LA ROCCA, MR. HEGT, MR. POLLAK, MR. PARGAMENT**

**ABSENT... MR. BARENBURG, MAYOR HORNIK**

**PROFESSIONALS PRESENT... MR. PETERS, MS. FLOR, MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke

Mr. Pargament will be sitting in for Mr. Barenburg and Mr. Hegt will be sitting in for Mayor Hornik.

A motion to approve/ amend the minutes of April 1, 2009 was offered by Mr. Betoff, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Betoff, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

**P.B. 1035-09 EL BASHA GROUP – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN APPROVAL**

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

**P.B. 1033-09 GENIUS KIDS – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FAINLSITE PLAN APPROVAL**

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

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

A motion to amend the resolution was offered by Mr. Pollak, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Pargament.

**P.B. 1011-08 KNOWLEDGE BEGINNINGS – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN APPROVAL**

Gerald Sonnenblick, Esq. represented the applicant. The site is a 2.9 acre tract and contains 300 feet of frontage along the west side of Route 79, approximately 200 feet south of the Old Mill Road intersection in the C-5 zone, Block 414 Lots 3 & 4. Lot 3 contains a frame dwelling, an accessory building, an accessory shed and a gravel drive to Route 79.

The applicant proposes to remove all the existing site improvements and construct a 1 story, 9,975 s.f. child care facility with various outdoor play areas, sidewalks and concrete walkways, courts, and seating areas with a fenced enclosure along the sides and rear of the building. The site will contain approximately 112 children and 21 staff members.

Matt Taylor, Knowledge Beginnings, East Coast Construction Management was sworn in. He testified that there is enough sewer capacity for the site. The facility will cater to children in ages from 6 months through 12 years old, with the school age children being there for before and after day care. The meals that are provided are prepared off premises and heated on the site.

Stephen Atkins, P.E. Kenderian Zilinski Associates was sworn in. Entered into evidence were the following exhibits:

- A-1 Colored site plan
- A-2 Aerial Plan
- A-3 Previously submitted colored site plan
- A-4 Architectural plan
- A-5 Modified site and parking plan
- A-6 thru A-12 Series of photos showing the current condition of the site

Mr. Atkins testified with regard to parking, that there is no criteria in the ordinance regarding how many spaces have to be provided, but stated that this site will provide a total of 50 spaces, with some being banked. He stated that the lot is 2 acres, where 5 is required, and that all other provisions of the ordinance were complied with, including buffering for the residential area to the west. The applicant will comply with the sign ordinance. He feels there will be no

problems with storm water drainage since the proposed system functions appropriately.

The applicant has expanded the size of the property from 2 acres to 3 acres to make it more compliance with the ordinance. There would continue to be a single access drive with two way movement on the site. The applicant has gotten all NJDEP approvals.

The applicant has received an approval letter from the NJDOT for access to the site from State Highway 79.

The septic field will be moved from 10 feet to 20 feet away from the neighboring property to the north to comply with the ordinance requirement.

Several parking spaces in the front will be eliminated to comply with John Borden's request and moved to the south side of the parking lot. There will also be cement bollards in the front of the building to protect the building from any incursion by cars in the parking lot.

The applicant's planner Jennifer Beahm, Birdsall Engineering was sworn in. She reviewed the standards for the C-1 variances being requested. She stated that the applicant will obtain letters from adjacent property owners stating that they are aware of drainage issues at the site. She also agreed that there would be no buffering on the septic field or drainage areas.

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

#### PUBLIC HEARING OPENED

Patricia Wysocki, who owns a nearby day care center had concerns with the traffic at the site.

#### PUBLIC HEARING CLOSED

A motion for Preliminary Site Plan approval was offered by Mr. Husain, seconded by Mr. Pollak. In favor: Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

Councilman LaRocca stepped down for the next two applications.

#### **P.B. 1036-07 HOBART VENTURES LLC – WAIVER OF SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is located at the intersection of State Highway 79 and Hobart Street, opposite Vanderburg Road in the C-1 zone, Block 225 Lot 240. The property currently contains a two story building with associated paved parking for 24 vehicles and a full movement access drive from Hobart Street. The building is used as a chiropractor's medical office with no access from Route 79.

The applicant is proposing to enclose the porch area of the existing building along the Hobart Street building façade. The area to be enclosed is 6' x 23'. The site received Preliminary &

Final Site plan approval by resolution dated June 4, 2004.

Domenick Cilea, applicant. Testified that he is expanding his practice without any expansion of patient use and therefore no expansion of parking is required.

The Historic Commission submitted a report with a few requests.

1. The new addition should be built with the footprint of the existing porch
2. The existing porch should remain and the addition should utilize this roof
3. The existing porch columns should remain or be architecturally expressed in  
The new construction
4. Provide windows to break down the scale of the addition
5. All siding should match the existing in color and style

The applicant agreed to address all of the above comments.

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

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

**P.B. 1037-09 BELLA VISTA COUNTRY CLUB – WAIVER OF SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The subject lots total approximately 91 acres and contain approximately 810 feet of frontage along Dutch Lane Road to the south and approximately 1,663 feet of frontage along School Road East north. The site is currently developed as an 18 hole private golf course with associated clubhouse facilities and accessory structures, Block 362 Lots 1.01, 17.01, 20 & 21.

The applicant is proposing to install a prefabricated gazebo and a 75' x 50' pavilion next to the tennis court.

Entered into evidence were the following exhibits:

- A-1 Photo of gazebo
- A-2 Photo of gazebo & pavilion

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

The applicant will meet with John Borden, Fire Code Official, to address his comments

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

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

Respectfully submitted

Donna Pignatelli