

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 3, 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. HUSAIN, MR. JOSEPHS, COUNCILMAN LARocca, MAYOR HORNIK, MR. HEGT

ABSENT... MR. GUPTA, MR. PARGAMENT

PROFESSIONALS PRESENT...

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

P.B. 1028-08 SHAMROCK @ 79,LLC/FIRESIDE BAR & GRILL – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

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.

Martin Pflieger, Esq. represented the applicant. The site contains 530 ft. of frontage along the east side of Route 79, approximately 138 ft. north of the municipal boundary with adjacent Freehold Township, within the C-5 zone, Block 415 Lot 31. The site currently contains a one story tavern with associated walks/patio, an accessory garage, a sports court, and a gravel parking area.

A.J. Garito, P.E. Two River Engineering testified on behalf of the applicant. The applicant is

proposing to remove the existing site improvements and construct a phased development for a restaurant/liquor store. Phase 1 will include the construction of a 5,300 s.f. one story restaurant and tavern, containing 58 seats with an attached 1,500 s.f. storage area. The restaurant and tavern will include a package goods area and a 10' x 20' outdoor refrigeration unit along the rear of the building. A 25 ft. wide full movement drive is proposed to access the site from Route 79, and parking is proposed to accommodate 76 vehicles. Public water will be extended from Route 79 to service the restaurant, and on-site septic disposal systems are proposed. Two underground detention basins, which will discharge to the wetlands, are proposed to handle the increase in stormwater runoff.

The Phase 2 development of the site includes the following: conversion of the 1,500 s.f. storage area to restaurant use thereby providing an additional 186 seats, reconfiguration of the parking area to include an additional 18 spaces resulting in 96 total parking stalls, abandonment of the septic disposal system, extension of public sanitary sewer service to the site via connection to an existing main on the adjoining WMUA property.

Entered into evidence were the following exhibits:

- A-1 Tax Map for Block 415 Lot 31
- A-2 Sheet 2 – existing conditions
- A-3 6 Photos of site
- A-4 Colored Rendering Phase 1
- A-5 Sheet 16 – Phase 2
- A-6 Colored Rendering

Sal Barbagallo, applicant testified as to the hours of operation, number of employees, dumpster location, refuse management, and truck/trailer traffic and overall site aesthetics.

Board members voiced concerns about the parking lot and whether there was enough room for the turning radius for emergency vehicles. The Board also had concerns about the close proximity of the parking lot to Route 79, which as proposed would be about 11 feet from Route 79. They would like to see some sort of guardrail installed to prevent cars from driving out onto the highway accidentally.

A suggestion was made to the applicant to have a subcommittee formed with two Planning Board members who would work with the applicant's professionals to show how the Board would prefer to see this project.

This applicant agreed to this request.

This application is being carried to the meeting of August 5, 2009, without further notice.

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

Respectfully submitted

Donna Pignatelli