

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 2, 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(ARR.8:10), MR. GUPTA, MR. POLLAK, MR. JOSEPHS, COUNCIMAN LA ROCCA (ARR.8:15), MAYOR HORNIK(ARR. 9:00), MR. PARGAMENT

ABSENT... MR. HUSAIN, MR.HEGT

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

Mr. Pargament will be sitting in for Mr. Husain.

ORDINANCE 2009-36 – AMENDING CHAPTER 84 – PERMITTED USES C-2 ZONE

This ordinance amends the code to establish the parking recommendations of the ITE Parking Generation Manual as the parking requirement for commercial educational uses in the C-2Neighborhood Commercial Zone.

Mr. Cramer said this is consistent with the Master Plan

ORDINANCE 2009-37 – AMENDING CHAPTER 84 – PERMITTED USES C-3 ZONE

This ordinance amends the code to establish the parking recommendations of the ITE Parking

General Manual as the parking requirement for assembly halls, theaters, bowling alleys, and commercial recreational uses in the C-3 Community Commercial District.

Mr. Cramer said this is consistent with the Master Plan.

ORDINANCE 2009-38 – AMENDING CHAPTER 84 – PERMITTED USES C-4 ZONE

This ordinance amends the code to establish the parking recommendations of the ITE Parking Generation Manual as the parking requirements for assembly halls, theaters, bowling alleys, and commercial recreational uses in the C-4 Regional Commercial District.

Mr. Cramer said this is consistent with the Master Plan.

ORDINANCE 2009-39 – AMENDING CHAPTER 84 – PERMITTED USES LI ZONE

This ordinance amends the code to establish the parking recommendations of the ITE Parking Generation Manual as the parking requirements for assembly halls, theaters, bowling alleys, and commercial recreational uses in the Light Industrial District.

Mr. Cramer said this is consistent with the Master Plan.

ORDINANCE 2009-40 – AMENDING CHAPTER 84 – PERMITTED USES IOR ZONE

This ordinance amends the code to establish the parking recommendations of the ITE Parking Generation Manual as the parking requirement for assembly halls, theaters, bowling alleys, and commercial recreational uses in the Industrial Office Research District.

Mr. Cramer said this is consistent with the Master Plan.

ORDINANCE 2009-41 – AMENDING CHAPTER 84 – VARIOUS SECTIONS

This amends the code to establish a checklist requirement for the Board of Adjustment for determining the completeness of applications to the Board for bulk variances, use variances, and zoning interpretations.

Mr. Cramer said this is consistent with the Master Plan.

ORDINANCE 2009-42 – AMENDING CHAPTER 84 0 SECTION 60 – OFF STREET PARKING

This amends the off-street parking requirements of the code to establish the parking recommendations of the ITE Parking Generation Manual as the parking requirements for commercial educational uses, indoor recreation uses, medical, dental and veterinary offices, assembly halls; and indoor recreation uses.

Mr. Cramer said this is consistent with the Master Plan.

One vote in the affirmative was offered for all the ordinances by Mr. Bergh, seconded by Mr.

Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pollak, Mr. Josephs, Mr. Pargament.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Gupta, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pollak, Mr. Josephs, Mr. Pargament.

P.B. 1042-09 MARLBORO COMMONS – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION & PRELIMINARY & FINAL SITE PLAN

This is the second hearing for the proposed site.

Sal Alfieri, Esq, represented the applicant. The site consists of 14 acres and contains approximately 697 feet of frontage along Route 9 to the east and 558 feet of frontage along Route 520 to the north in the C-3 zone, Block 270 Lots 9, 10, 11 and part of Lot 12. The property currently contains a one story bank with associated parking as well as two access drives along Route 9 and one access drive along Route 520. The remainder of the site is mostly cleared with a wooded perimeter to the south and west.

The applicant proposes the construction of a 65,015 s.q. foot supermarket with an attached 51,500 s.q. foot two story retail building and a 1,000 s.q. foot retail building. A separate 14, 742 s.q. foot building would also be built on the site.

The PNC Bank will remain at its current location.

No definite tenants have been determined , but Whole Foods supermarket and Walgreens Pharmacy are possible tenants.

The applicant is proposing three 35 foot tall pylon signs, one on Route 520 and two on Route 9. Several Board members feel this proposal is excessive in height and number of signs. The applicant agreed to lower the proposed sign on Route 520 to below the tree line and to eliminate one of the signs on Route 9.

Another issue of concern was the traffic that would be generated from this application. Dan Disario, Traffic Consultant testified that the applicant is very sensitive to the traffic impacts. One access to the shopping center from Route 520 would exist where the PNC Bank's rear entrance currently exists. Two additional access point will be created on Route 9 south. To facilitate the flow of traffic entering/exiting and within the shopping center, a road will be constructed around the perimeter of the complex. This road will function as a jug handle, from Route 9 south to Route 520, but will not be signed as one. It will be designed to only accommodate the local customer use.

The stretch of Route 9 north nearest to the site will be widened to three lanes from the current two. The applicant will also widen Route 520 eastbound on their side of Route 9. Using the property bordering Route 520, an additional lane will be created to serve as a dedicated right turn lane to

Route 9 south. This will help alleviate the delay motorists encounter now when they want to turn right on a red light .

Mr. Disario stated that he feel the traffic impact from this site will not be significant and there will be fewer delays as a result of the proposed improvements.

This application is being carried to the meeting of December 16, 2009, without further notice.

P.B. 1045-09 PAGANO/AAMCO – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of December 16, 2009, without further notice.

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

Meeting adjourned

Donna Pignatelli