

MARLBORO TOWNSHIP PLANNING BOARD

=====
DECEMBER 16, 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. BARENBURG, MR. BERGH, MR. BETOFF (ARR. 8:10), MR. GUPTA, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MR. HEGT, MR. PARGAMENT

ABSENT... MR. HUSAIN, MAYOR HORNIK

PROFESSIONALS PRESENT... MR. PETERS, MR. LACHETKA (FOR R. CRAMER), MR. HERBERT

SALUTE THE FLAG

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

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of November 23, 2009 was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Bergh, Mr. Gupta, Mr. Pollak, Mr. Josephs, Mr. Pargament.

P.B. 1048-09 B & O MARLBORO LLC – WAIVER OF SITE PLAN

Councilman LaRocca and Mr. Hegt stepped down from this application.

Salvatore Alfieri, Esq. represented the applicant. The site is located in the A & P Shopping Center at the corner of Route 520 and Route 79, Block 207 Lot 20.

The applicant intends to soon complete a lease and own and operate a Stewart's Restaurant. I will be located in the location where a former clothing store was operated, which is between the liquor store and the former Poet's Pharmacy.

The restaurant will have up to 88 seats, will not serve breakfast and will be open to the public from 11:00 A.M. to 11:00 P.M. Monday through Thursday and Sunday, and from 11:00 A.M. to 1:00 A.M. on Friday and Saturday.

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. 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 third hearing for the proposed site.

Salvatore 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.

Paul Going, P.E., from Atlantic Traffic & Design Engineers has been retained by Marlboro Plaza with regard to the proposed site. He stated that he has reviewed the Traffic Impact Study submitted by Langan Engineering last revised April 21, 2009. a parking information letter prepared by Langan Engineering dated December 4, 2009 and a site plan prepared by Meridian Engineering last revised October 9, 2009.

Entered into evidence were the following exhibits:

- O-1 Letter from Atlantic Traffic & Design Engineers dated December 15, 2009
- O-2 2 DVD – Synchro/Simtraffic Simulation

He feel there are many traffic concerns with the proposed shopping center. He feels the traffic study does not fully address the applicant's responsibility to mitigate traffic impacts and provide safe and efficient access to the proposed site. Also, the site does not comply with parking requirements for stalls and stall dimensions.

PUBLIC HEARING OPENED

The following spoke:

Maria Lahen – 103 Serpentine Drive
Karli Choy – 115 Serpentine Drive
Mr. Feldman – 102 Serpentine Drive
Russell Reeves – 94 Reids Hill Road
Ken Chan – 101 Serpentine Drive

This application is being carried to the meeting of January 13, 2010, 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 January 13, 2010, without further notice.

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

Respectfully submitted

Donna Pignatelli