

MARLBORO TOWNSHIP PLANNING BOARD

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JANUARY 13, 2010
REORGANIZATION
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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.8:15), MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. HEGT, MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. GUPTA, MR. HUSAIN

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

SALUTE THE FLAG

REORGANIZATION OF THE PLANNING BOARD

The following members were sworn in:

Gerald Bergh Class IV
Mark Rosenwald Alternate # 1
Andrew Pargament Alternate #2

Mr. Rosenwald will be sitting in for Mr. Husain and Mr. Pargament will be sitting in for Mr. Gupta.

CHAIRMAN

Mr. Bergh nominated Mr. Josephs, seconded by Mayor Hornik. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Councilman La Rocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

VICE CHAIRMAN

Mr. Josephs nominated Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr.

Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

SECRETARY

Mr. Josephs nominated Mr. Barenburg, seconded by Mayor Hornik. In favor: Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

ATTORNEY

Mr. Josephs nominated Mr. Herbert of Herbert, Van Ness, Cayci & Goodell, seconded by Mayor Hornik. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament..

PLANNING BOARD ENGINEER

Mr. Josephs nominated Ernest Peters of CME Associates, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

PLANNING BOARD PLANNER

Mr. Josephs nominated Mr. Cramer of T & M Associates, seconded by Mayo Hornik. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

ADMINISTRATIVE OFFICER

Mr. Josephs nominated Donna Pignatelli, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

MEETING DATES

Approving the meeting dates was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

NEWSPAPER

Asbury Park Press as the first paper and the Star Ledger as the second paper. Offered by Mr. Pollak, seconded by Mr. Josephs. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

REGULAR MEETING

A motion to approve/amend the minutes of December 2, 2009 was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Pargament.

A motion to approve/amend the minutes of December 16, 2009 was offered by Mr. Pargament, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr.

Josephs, Councilman LaRocca, Mr. Hegt, Mr. Pargament.

P.B. 1048-09 B & O MARLBORO LLC - MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN

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

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

Salvatore Alfieri, Esq. represented the applicant. This is the 4th meeting seeking approval of the site. The site consists of 14 acres and contains approximately 697 feet of frontage along Route 9 to the east and 55 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.f. supermarket with an attached 51,500 s.f. two story retail building and a 1,000 s.f. retail building. A separate 14,742 s.f. building will also be built on the site.

Mr. Lund, Engineer for the applicant testified about a variance being sought that relates to the 30 foot separation that is required under the ordinance from the building to any parking stalls.

Mr. Gemma Esq., who represented a resident on Serpentine Drive, cross examined Mr. Lund.

The following residents spoke at the Public portion:

Maria Lehan	103 Serpentine Drive
Russell Reeves	98 Reids Hill Road
Mr. Chen	101 Serpentine Drive
Karli Choy	115 Serpentine Drive
Robert Lehan	103 Serpentine Drive

Christine Cofone, Cofone Consulting Group was sworn in. She testified as to the planning aspects of the variances being requested.

This application is being carried to the meeting of January 20, 2010, without further notice.

The transcript of this meeting is available for review in the Planning Board office.

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

This application is being carried to the meeting of January 20, 2010, without further notice.

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

Respectfully submitted

Donna Pignatelli