

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 3, 2010

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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 (LEFT 8:30), MR. GUPTA, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK (ARR.8:15), MR. HEGT, MR. PARGAMENT

ABSENT... MR. HUSAIN, MR. ROSENWALD

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

A motion to approve/amend the minutes of January 13, 2010 was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor : Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Pargament. Abstain: Councilman LaRocca.

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

Salvatore Alfieri, Esq. represented the applicant. The site consists of 0.9 acre and contains 118 feet of frontage along Route 9, approximately 697 feet south of the Route 520 intersection in the C-3 zone, Block 270 Lot 12. The property presently contains a 3,260 s.f. automotive service facility with both paved and gravel surface parking areas and access along the Route 9 frontage. The

property is encumbered by a wetlands area near the northwest property corner.

A 7,167 s.f. portion of this site is being conveyed to adjoining Lot 11 and included in the approval for Marlboro Commons, Block 270 Lots 9, 10 & 1.

The applicant is seeking approval to construct a 2,400 s.f. addition to the rear of the existing building, for use as vehicle service bays. The site access and parking will be modified to provide 29 paved parking spaces.

Entered into evidence were the following exhibits:

- A-1 Proposed addition prepared by Dietz Partnership
- A-2 Site Plan – stormwater flow

Robert Pagano, applicant, stated that Aamco will maintain ownership. This application is for the expansion of the already existing auto repair facility and there will be no outside storage or overnight parking of cars.

Leslie Walker, P.E. from Meridian Engineering discussed the stormwater flow at the site. He also stated that most of the variances being requested are preexisting, with the exception of a rear setback.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli