

MARLBORO TOWNSHIP PLANNING BOARD

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MAY 5, 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 (ARR.8:15), MR. POLLAK, COUNCILMAN LA ROCCA, MR. JOSPEHS, MR. HEGT, MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. GUPTA, MR. HUSAIN, MAYOR HORNIK

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of April 21, 2010 was offered by Mr.Rosenwald, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Mr.Rosenwald, Mr. Pargament.

DISCUSSION – COSTCO STORMWATER OVERVIEW

Mr. Peters discussed with the Board modifications to the existing detention basin situated to the east of the proposed Costco building. He feels that this modification would be an efficient system.

P.B. 1042-09 MARLBORO COMMONS – FINAL MAJOR SUBDIVISION & SITE PLAN APPROVAL

Sal Alfieri, Esq. represented the applicant. The site is approximately 14 acres and contains 697 feet of frontage along Route 9 to the east and 558 feet of frontage along Route 520 to the north within the C-3 zone, Block 270 Lots 9, 10, 11 and part of 12.

On January 20, 2010 the applicant was granted Preliminary Major Subdivision & Preliminary Site Plan Approval. The proposed lots will be accessed via a right- in/right -out driveway along Route 9, a right-in only drive along Route 9, and a full movement drive along Route 520. Parking is proposed throughout the site to accommodate 572 vehicles. Public water service and sanitary sewer systems will be extended to service the buildings from the existing mains within Route 520.

Mr. Pagano and Mr. Lund reviewed the status of the application in relation to outside agencies, stating that they had either already received approval or were about to receive approval.

The applicant testified that they have met with the residents at the site and have agreed to many of their requests. One being the construction of a 12 foot fence between the properties and a 6 foot fence along Route 520 between their fence and the residents' fences to keep people out of the area. The fence will have a gate to facilitate maintenance. If the 12 foot fence is replaced at any time in the future after five years, it will be replaced by an 8 foot fence.

The areas between the fences will be maintained by the applicant and the gate will be locked with keys provided to the applicant, police and the fire department.

The Board was satisfied with the applicant's response to the neighbors concerns.

Richard Cramer and Ernie Peters reviewed their reports with the Board. The applicant agreed to satisfy all of the Professional's comments.

PUBLIC HEARING OPENED

No one from the Public spoke.

PUBLIC HEARING CLOSED

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

P.B. 1042-09 MARLBORO COMMONS – MEMORIALIZATION OF RESOLUTION GRANTING MAJOR SUBDIVISION AND FINAL SITE PLAN APPROVAL

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

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

Respectfully submitted

Donna Pignatelli