

MARLBORO TOWNSHIP PLANNING BOARD

=====
AUGUST 4, 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, MR. POLLAK, MR. JOSEPHS, MR. HEGT, MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Pargament will be sitting in for Mr. Husain, Mr. Rosenwald will be sitting in for Mr. Gupta and Mr. Hegt will be sitting in for Mayor Hornik.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of July 13, 2010 was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Josephs, Mr. Rosenwald, Mr. Pargament.

The minutes for July 21, 2010 were carried to the meeting of September 1, 2010.

P.B. 1049-10 FRANK CLEMENTE – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

P.B. 1051-10 TRIANGLE BUSINESS PARK – PUBLIC HEARING AMEND SITE PLAN

Vincent Manning, Esq. represented the applicant. The applicant received Final Site Plan approval on April 20, 2005, to construct seven flexible warehouse buildings, totaling approximately 102,800s.f. On December 19, 2007 the applicant was granted Amended Final Site Plan approval to provide an alternate parking configuration, which allowed for the stripping of parking spaces in front of the unused overhead garage doors.

The applicant is currently seeking Amended Site Plan approval to convert 36,000 s.f. of the second story building area with Building “G” from attic/storage use to proposed office use, which would bring the total leasable space to 138,800 s.f. Also, the applicant proposes to exceed the previously approved condition which limited the use of the various buildings to a maximum of 30% office use.

The following were sworn in:

- Edward Kay – Principal
- Jay Troutman – Traffic Expert

Entered into evidence were the following exhibits:

- A-1 Floor Plan
- B-1 Traffic Analysis

The Board asked the applicant to attend a Technical Review Committee meeting on Tuesday August 10, 2010 to discuss office and non office issues, employees and hours of operation for existing tenants and parking requirements.

An Extension of Time was granted by the applicant for 60 days.

This application is being carried to the meeting of September 1, 2010, without further notice.

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

Respectfully submitted

Donna Pignatelli