

MARLBORO TOWNSHIP PLANNING BOARD

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SEPTEMBER 1, 2020

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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. GUPTA, MR. POLLAK, MR. JOSPEHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. ROSENWALD

ABSENT... MR. HEGT, MR. PARGAMENT

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

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

A motion to approve/amend the minutes of July 21, 2010 was offered by Mr. Rosenwald, seconded by Mr. Betoff. In favor: Mr. Bergh, Mr. Betoff, Mr. Josephs, Mayor Hornik, Mr. Rosenwald.

A motion to approve/amend the minutes of August 4, 2010 was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs, Mr. Rosenwald.

ORDINANCE 2010-21 AMENDING CHAPTER 220 SECTION 220-17 "EXEMPTION FROM FEES"

Richard Cramer discussed this ordinance with the Board. This ordinance amends the exemption provisions to delete the exemption from escrow deposits. An eligible non-profit organization will

continue to be exempt from normal application fees.

Mr. Cramer stated that this ordinance is consistent with the Master Plan.

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

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald.

**P.B. 1051-10 TRIANGLE BUSINESS PARK, LLC – CONTINUED PUBLIC HEARING
AMEND SITE PLAN**

Vincent Manning, Esq. represented the applicant. This application is for amended major site plan approval for a 13.08 acre site in the IOR zone. The site has been partially developed and occupied based on the initial site plan approval and a subsequent amendment. The Triangle Business Park is a flex industrial park in the northern part of the Township, situated between Amboy Road on the east and Route 18 on the west. The park is developed with office, warehouse, commercial recreation uses, and a child care center. Seven buildings are identified in the approved site plans as buildings A through G for development on the site.

The applicant is seeking further amended approval to convert 36,000 s.f. in the second floor of Building G from attic/storage space to office space. They are also requesting the Board to remove from the resolution the condition which limits the area of the project designated for office use to a maximum 30% of the project.

No new building is proposed under this application. Building G is currently under construction. The second floor of Building G was not given approval and must now amend the site plan approval as part of this application.

The following exhibits were entered into evidence:

- A-1 Floor plan – Building G
- A-2 Traffic Report prepared by McDonough & Rea
- A-3 Application for zoning approval – footing & foundation
- A-4 Application for zoning approval – Building G – indoor paintball facility
- A-5 Letter to Triangle Business Park from Sarah Paris – regarding indoor Paintball facility, child recreational facility, photography studio
- A-6 – thru A-15 – UCC Building Sub codes

Mr. Bernard Meiterman addressed the Board. He reviewed the seven buildings on the site. He felt that Building G had enough parking to make the building taller to expand to use the second floor for office space.

Jay Troutman, P.E. traffic expert referred to his report dated June 24, 2010. He stated that there are 233 parking spaces at the site and that the site could support up to 54,000 s.f. of additional office space. He feels that if the office use at the site is controlled properly, parking would work.

Richard Cramer, Board Planner testified that this property meets the concept of shared parking but that there are no real ordinance requirements as to the shared parking concept.

Ernest Peters, Board Engineer believes Mr. Troutman's testimony concerning shared parking is accurate, but the Zoning Officer will have to monitor the business uses at the site and their parking requirements.

Mr. Betoff offered a motion in the affirmative to allow the second floor to be built and to allow 27,193 s.f. of office space to be placed on the second floor. This motion was seconded by Councilman LaRocca. In favor: Mr. Betoff, Mr. Gupta, Mr. Josephs, Mayor Hornik. Opposed: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Councilman LaRocca, Mr. Rosenwald. This vote failed 5 -4.

A new motion to approve the site with a 30% cap on all office space, restricting a portion of the second floor in Build G to approximately 14,000 s.f. was offered by Councilman LaRocca, seconded by Mr. Pollak. In favor: Mr. Betoff, Mr. Gupta, Mr. Josephs, Councilman LaRocca, Mayor Hornik. Opposed: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Rosenwald. This vote passed 5 - 4.

THE TRANSCRIPT FOR THIS APPLICATION IS AVAILABLE IN THE PLANNING BOARD OFFICE FOR REVIEW.

A motion to adjourn was offered by Mr. Rosenwald, seconded Mr. Gupta.

Respectfully submitted.

Donna Pignatelli