

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 20, 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. GUPTA, MR. POLLAK, MR. JOSPEHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. HEGT

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.

A motion to approve/amend the minutes of September 1, 2010 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 – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL

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

P.B. 990-07 VERIZON/NEW YORK SMSA – PUBLIC HEARING – AMENED SITE

PLAN APPROVAL

On June 18, 2008 the Planning Board denied the application for site plan approval to construct a 150 foot high monopole tower. This decision was reversed by Judge Lawson on February 10, 2009.

Richard Stanzione, Esq. represented the applicant. The site is a 11.7 acre tract with frontage along Harbor Road within the LC zone, Block 171 Lot 71. Currently, the property is owned by Marlboro Township and contains a 1 ½ story building, an asphalt parking area, a pole barn and an area for water company equipment.

The applicant is seeking amended approval to construct a 150 foot high stealth treepole in lieu of the approved monopole tower. All other proposed improvements are consistent with the original proposal.

Entered into evidence was the following exhibit:

A1 -4 Photos

The matter before the Board is will the tower be a monopole with an antenna at the top or a tree pole.

PUBLIC HEARING OPENED

The following residents spoke:

Angela Sabatini – 3 Pegasus Court

She had concerns with the tower being constructed over Marlboro Township water wells.

Mark Sabatini – 3 Pegasus Court

He prefers the tree pole but believes it is too close to his property. He also asked that more Branches be added to the bottom of the pole wouldn't stick out.

PUBLIC HEARING CLOSED

The applicant agreed to lower the bottom of the branch height to at least 85 feet. They agreed to work with the Township to investigate whether this would affect the whip antenna that is being placed on the pole for municipal use. They also agreed to put more branches on the tree pole to blend in with the surrounding foliage. They agreed to work with the Township Engineer and Police as to the whip antenna so that the branches do not block the broadcast.

A motion in the affirmative was offered by Mr. Gupta, seconded by Mr. Pargament. In favor:

Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pollak, Mr. Josephs, Councilman LaRocca, mayor Hornik, Mr. Rosenwald, Mr. Pargament.

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

Respectfully submitted

Donna Pignatelli