

MARLBORO TOWNSHIP PLANNING BOARD

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MAY 4, 2011
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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. PARGAMENT, MR. POLLAK, MR. JOSPEHS, MR. MESSINGER, MR. ROSENWALD

ABSENT... COUNCILMAN LA ROCCA, MAYOR HORNIK

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of March 16, 2011 was offered by Mr. Betoff, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1053-11 CAMELOT @ MARLBORO – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY MAJOR SITE PLAN APPROVAL AND MINOR SUBDIVISION APPROVAL

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

ORDINANCE 2011-8 - AMENDING CHAPTER 220 – SIGNS & OUTDOOR ADVERTISING REGULATIONS – BILLBOARDS

Richard Cramer, P.P. stated that this ordinance has been introduced to settle pending litigation in regard to the current Township ordinance which prohibits billboards from locating anywhere with Marlboro. New Jersey case law has made such municipal prohibitions difficult to enforce. It is his opinion that this ordinance is consistent with the goal and objectives of the Master Plan.

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

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. Pargament, Mr. Pollak, Mr. Josephs.

DISCUSSION

P.B. 1054-11 BESSY ATTIA

Leonard Fellen, Esq. for the applicant requested that the Board reconsider its requirement for an LOI. A letter from the NJDEP, dated July 10, 1996, indicated that there are no wetlands on the property.

Laura Neumann, PE, stated a new LOI must be obtained since the prior one has expired. The Board agreed with Ms. Neumann

P.B. 1028-08 SHAMROCK/FIRESIDE BAR

Martin Pflieger, Esq. for the applicant stated that they are listed on the WMUA's agenda for May 5, 2011 and they will be affirmatively acting upon the applicant's request to install the dry sewer line in connection with this project. This was a condition of the applicant's approval to move forward with the Phase II for this project.

P.B. 1055-11 BOARD OF EDUCATION/MARLBORO MEMORIAL MIDDLE SCHOOL

Mr. Rosenwald stepped down from this application.

This application is for a Review & Recommendation for the construction of a 5' x 8' illuminated school sign to be installed at the entrance drive to the Marlboro Memorial Middle School located on Nolan Road.

Entered into evidence was the following exhibit:

A-1 6 sheet sign design packed dated April 27, 2011

Dean Staknys, P.E. Assistant Township Engineer reviewed this application. His report stated that he has no concerns or issues concerning this application from an Engineering standpoint.

Laura Neumann, P.E. explained how the sign would be constructed.

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Gupta. One vote was cast.

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

Respectfully submitted

Donna Pignatelli