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MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 15, 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. PARGAMENT, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. GUPTA, MR. HEGT

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 May 4, 2011 was offered by Mr.Bergh, seconded by Mr.Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr.Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr.Rosenwald.

Mr. Messinger will be sitting in for Mr. Gupta.

ORDINANCE 2011-14 – AMENDING CHAPTER 220-30 – GUARANITES, INSPECTIONS & DEVELOPER’S AGREEMENTS, SECTION 220 – 169 INCREASE FEES FOR DRIVEWAY INSPECTIONS

Richard Cramer, P.P. stated that it is his opinion that this ordinance is consistent with the goals and objectives and elements of the Township Master Plan.

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

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

P.B. 1056-11 RAYMOND RYAN – MINOR SUBDIVISION

The site is located along Ticetown Road within the RSCS zone, Block 101 Lots 10 & 11.

The applicant is seeking Minor Subdivision approval to convey an equal area of 365 s.f. from each existing property to the adjoiner. This conveyance will eliminate an existing deck encroachment from Lot 11 onto Lot 10 and will also provide additional road frontage along Lot 10 for driveway clearance.

The applicant stated that the subdivision will be perfected by deed.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

P.B. 1057-11 OUTDOOR MEDIA SYSTEMS – PUBLIC HEARING – CONDITIONAL USE

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

John Giunco, Esq. represented the applicant. The applicant has applied for a Conditional Use approval to construct a double faced billboard sign on the site of Marlboro Self Storage site located on Route 9 within the C-3 zone, Block 288 Lots 372 & 373.

This application was previously before the Zoning Board and denied per Resolution dated 6-2-09, however, on 5-5-11 the Council adopted Ordinance 2011-8 which permits advertising billboards as a Conditional Use in the C-3 zone.

Each sign face of the billboard will be 816 s.f. in size. The billboard sign will be mounted on a

single pole with a 28 foot ground clearance and a total height of 45 feet. It will be setback approximately 20 feet from Route 9. Five 400 watt lighting fixtures are proposed per sign face, along the billboard catwalk.

The following exhibits were entered into evidence:

- A-1 Cover sheet showing location of site
- A-2 Close up of parking lot site
- A-3 Sheet 3 – detail of close-up of location of billboard
- A-4 Lease agreement
- A-5 NJDOT survey
- A-6 NJDOT letter of approval
- A-7 Three page statement regarding traffic, environmental & stormwater

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

P.B. 1028-09 FIRESIDE BAR & GRILL – DISCUSSION – APPROVAL OF SEWER CONNECTION

The applicant is requesting Final Approval for Phase II pursuant to the applicant's proofs that they have received sewer connection permission.

The Board agreed to Final Approval for Phase II after receiving proof of the sewer hook-up to allow for 220 seats in the restaurant.

A motion in the affirmative to amend the resolution for Final approval for Phase II was offered by Mr. Pollak, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Messinger.

A motion to adjourn was offered by Mayor Hornik, seconded by Councilman LaRocca. One vote was cast.

Respectfully submitted

Donna Pignatelli