

MARLBORO TOWNSHIP PLANNING BOARD

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NOVEMBER 2, 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. JOSPEHS,
COUNCILMAN LA ROCCA (LEFT 8:20), MR. MESSINGER,
MR. ROSENWALD**

ABSENT... MR. GUPTA, MAYOR HORNIK, MR. HEGT

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

SALUTE THE FLAG

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

CITIZENS VOICE

Robert Kenas spoke on behalf of the residents of Rosemont Estates. Their concern is a fence that was installed by the builder on some premium lots, that breaks the continuous view that the residents had.

A motion to approve/amend the minutes of September 21, 2011 was offered by Mr.Barenburg, seconded by Mr.Betoff. In favor: Mr.Barenburg, Mr.Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs, Mr. LaRocca, Mr. Messinger, Mr. Rosenwald.

The approval/amend of the minutes of October 5, 2011 was carried to the meeting of December 7, 2011.

P.B. 1063-11 JERSEY OUTDOOR MEDIA – MEMORIALIZATION OF RESOLUTION

Carried to the meeting of December 7, 2011

P.B. 1065-11 SHELLY & PHYLISS ROGERS – MEMORIALIZATION OF RESOLUTION

Carried to the meeting of December 7, 2011

P.B. 1061-11 G.S. REALTY CORPORATION – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SUBDIVISION

At the applicant's request this application is being carried to the meeting of December 7, 2011, without further notice.

P.B. 1066-11 JERSEY OUTDOOR MEDIA – 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.

Salvatore Alfieri, Esq. represented the applicant. The 5.3 acre property is situated within a C-3 zone, Block 268.01 Lot 41.01. It is located on Route 9 South and Willow Lane. The property currently contains two multi tenant retail buildings with associated parking and access from Route 9 near the northerly property along Willow Lane.

The applicant is seeking approval to construct a double faced billboard sign on the property. Each sign face will be 672 s.f. with a 3 ft. catwalk along the bottom of each sign faced. The sign will have a single pole mount with a 28 ft. ground clearance and a total height of 45 ft. The proposed billboard would be erected within the parking area along the northerly property line.

John Ploskonka, P.E. Concept Engineering testified on behalf of the applicant. He stated that this is a similar application to other recent billboard applications

Entered into evidence were the following exhibits:

- A-1 Cover sheet of Minor Site Plan dated September 6, 201
- A-2 Minor Site Plan dated September 6, 2011
- A-3 Aerial photos of the site

Chet Atkins, V. President of Jersey Outdoor Media testified that a ladder will be moved to 16 ft. high so that it could not be used by trespassers.

PUBLIC HEARING OPENED

Mike Vidolin – 11 Hoffer Court voiced his concerns

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli