

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 21, 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. PARGAMENT, MR. POLLAK, MR. JOSPEHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. MESSIGNER, MR. ROSENWALD

ABSENT... MR. BETOFF, MR. GUPTA

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

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Betoff and Mr. Rosenwald will be sitting in for Mr. Gupta.

CITIZENS VOICE

No one from the public spoke.

The approval/amendment for the minutes of December 7, 2011 is being carried to the meeting of January 4, 2012.

P.B. 1065-11 SHELLY & PHYLISS ROGERS – MEMORIALIZATION OF RESOLUTION DENYING FINAL SITE PLAN APPROVAL

Carried to the meeting of January 4, 2012

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

Carried to the meeting of January 4, 2012, without further notice.

P.B. 1068-11 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 site is located at the intersection of Route 79 and Ryan Road in the C-5 zone, Block 413 Lot 25. The property currently contains a metal storage warehouse and two accessory buildings with an enclosed fence area.

Entered into evidence were the following exhibits:

- A-1 Colored Aerial of Site
- A-2 Reduced copy of Site Plan
- A-3 Construction Details

John Ploskonka, P.E. testified on behalf of the applicant. The lot is a triangular in shape and the applicant is proposing two sign faces stacked vertically on each side for a total of four signs. Each sign face would be 360 sq.ft.. The billboard sign would be a single pole mounted with an overall height of 45 feet.

The Board requested that the applicant provide additional information regarding setbacks, right of way issues and the number of messages on the proposed billboard.

This application is being carried to the meeting of January 4, 2012 for date only.

**P.B. 1069-11 OUTDOOR MEDIA SYSTMES, LLC – 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 site is located on Route 9 South, approximately 1,243 ft. north of Route 520 in the C-4 zone, Block 175 Lot 11. The site currently contains a vacant 1 story dwelling.

Entered into evidence were the following exhibits:

- A-1 Reduced copy of evidence
- A-2 Colored Rendering date 11-9-11
- A-3 NJDOT Sign Permit

Marc Leber, P.E. testified on behalf of the applicant. The applicant is proposing to construct a

double faced billboard on the site. Each side of the sign would be 672 sq.ft. with a three foot catwalk along the bottom of each sign. It will be on a single pole mount with a total height of 45 feet.

The Board had questions regarding the site being classified as a residential use. On a residential use billboards are not permitted.

The applicant agreed to provide additional information regarding the use to determine if this application should be before this Board or the Zoning Board.

This application is being carried to the meeting of January 4, 2012 for date only.

A motion to adjourn was offered by Mr. Pollak, seconded by Councilman LaRocca. One vote was cast.

Respectfully submitted

Donna Pignatelli