

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 21, 2012
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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,
MR. ELMANSOURY, MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Gupta and Mr. Elmansoury will be sitting in for the Mayor.

CITIZENS VOICE

No one from the Public spoke.

A motion to approve/amend the minutes of February 15, 2012 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1068-11 JERSEY OUTDOOR MEDIA – MEMORIALIZATION OF RESOLUTION DENYING A CONDITIONAL USE

This application is being carried to the meeting of April 4, 2012.

P.B. 1069-11 OUTDOOR MEDIA SYSTEMS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING A CONDITIONAL USE

This application is being carried to the meeting of April 4, 2012.

P.B. 452-88A-2 NORTHPOINTE – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SITE PLAN

This is the fifth meeting regarding this application.

Henry Kent-Smith, Esq. represented the applicant. The tract is 47.66 acres and is a vacant mostly wooded site with frontage on Lloyd Road in the MFD IV zone, Block 143 Lots 1.02 & 12.

The applicant is seeking approval to construct 300 multifamily dwelling units and 85 affordable multifamily dwelling units, consisting of 20 buildings, pool and a clubhouse.

John Rea, Traffic engineer, testified on behalf of the applicant. He discussed the applicant's internal network of roads and remedies to lessen the possible traffic congestion. He stated that during peak morning hours the development would generate about 200 automobile trips and the afternoon peak hours would generate about 250 trips. He said most commuters would head north in the morning and return from that direction in the evening hours. He also took into account the Marlboro Middle School's traffic.

His report also included the effect of several other construction projects in close proximity to this site.

He stated that the intersections of Lloyd and Nolan Roads and Lloyd and Route 79 will mostly likely become congested. This is caused by other developments and normal traffic growth in the area. He said that this intersection currently operates at an "F" level of service. The state rates the level of service at intersections from "A" to "F", with "F" being the worst level of service. Two access points to the Northpointe development will be constructed from Lloyd Road, including an unaffected stretch of Thornton Avenue and Cayuga Way, which is currently an undeveloped thoroughfare.

A traffic light at Thornton Avenue would ease backups on Lloyd Road but Monmouth County holds jurisdiction over Lloyd Road, so specific solutions would have to be approved in that area.

Mr. Herbert, Esq. reminded the Board members that they cannot base a decision to deny the application on traffic issues.

Mr. Rea said the design of the development's internal circulation recognizes a previously agreed upon elimination of the Thornton Avenue extension. Cayuga Way will have a 25 mph speed limit and follow a curved path to deter drivers from speeding.

A mention of speed humps was brought up and Ms. Neumann and Mr. Rea agreed that they could interfere with emergency operations.

PUBLIC HEARING OPENED

The following residents spoke:

Michelle Devanny – 11 Warren Drive

This application is being carried to the meeting of April 4, 2012, without further notice.

P.B. 981-07A HINDU AMERICAN TEMPLE & CULTURAL CENTER – PUBLIC HEARING – AMENDED PRELIMINARY & FINAL SITE PLAN

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.

Steven Sukel, Esq. represented the applicant. The site is located on Wooleytown Road, approximately 755 feet east of the Texas Road intersection, in the LC zone, Block 147 Lot 13 & 28.01.

On March 19, 2008, the applicant was granted Preliminary and Final Site Plan and Conditional Use approval to construct a 32,596 s.f. temple, a 15,170 s.f. priest quarters building, convert an existing 2,847 s.f. building to a meeting/dining hall, convert an existing 4,318 s.f. building to classrooms with parking for 229 vehicles on site.

On March 4, 2009, the applicant was granted Amended Preliminary and Final Site Plan approval to relocate the proposed temple building and priest's quarters building further west toward the rear of the property.

Lorali Totten, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

A-1 Overall Site – Enlarged

A-2 Site

Ms. Totten stated that the applicant is now seeking Amended Preliminary and Final Site Plan approval to construct a 1,514 s.f. 1 story building addition along the south side of the existing meeting/dining hall. The addition is to be utilized as a kitchen area for the meeting/dining hall. They are also proposing to construct a 2 story barn and an attached fenced paddock to house 2 cows and 2 calves.

PUBLIC HEARING OPENED

Dan Matarese – 485 Texas Road spoke.

PUBLIC HEARING CLOSED

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

**P.B. 1075-12 476 ROUTE 520 CORP/SAM VERA RESTAURANT – PUBLIC HEARING
MINOR SITE PLAN APPROVAL**

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

Salvatore Alfieri, Esq. represented the applicant. The property has frontage along Route 520 abutting the Osprey Court right-of-way to the east in the C-2 zone, Block 207 Lot 21. The property currently contains a two story restaurant and a paved parking area for 64 vehicles.

Robert Kee, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Architectural drawing of building front dated 2-21-12
- A-2 Floor Plan showing addition
- A-3 Survey of property

The applicant is proposing to construct a 14 x 57 ‘ one story addition along the front of the existing restaurant. Six tables will be added to the first floor dining area and they will remove the tables from the upstairs dining area. They said the upstairs will be used for a piano bar. The second floor would only be used for parties. A new concrete paver walkway will connect to the existing access drive. No additional site improvements are proposed.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

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

Jonathan Helibrunn, Esq. represented the applicant. The site is located at the intersection of Conover Road and Gallya Grove in the R-40AH zone, Block 160.03 Lot 16.

The property was the subject of a previous application before the Board which received Preliminary Major Subdivision approval to create four residential lots and one stormwater management lot.

Richard DiFalco., P.E. testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-2 Colored Subdivision Plan
- A-3 Site Investigation report

The applicant is proposing to remove all existing site improvements and to subdivide the property into three residential lots. The lots will range in size from 41,125 sq.ft. to 78,916 sq.ft.

The applicant is proposing to abandon the existing well and septic sewer and service the new subdivision with public sewer and water.

The lots will front on and take access from a cul de sac street which is proposed to be constructed and intersect with Gallya Court.

John Grellis, Environmentalist discussed the results of the Site Investigation report and the remediation needed.

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

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

Respectfully submitted

Donna Pignatelli