

MARLBORO TOWNSHIP PLANNING BOARD

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MAY 2, 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. BARNEBURG, MR. BERGH, MR. BETOFF (ARR.8:10), MR. GUPTA, MR. PARGAMENT, MR. JOSEPHS, MAYOR HORNIK, MR. ELMANSOURY, MR. MESSINGER, MR.ROSENWALD

ABSENT... COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

A motion to approve/amend the minutes of March 21, 2012 was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1075-12 476 ROUTE 520 CORP./SAM VERA – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

P.B. 1061-11 G.S. REALTY – MEMORIALIZATION OF RESOLUTION GRANTING FINAL MAJOR SUBDIVISION APPROVAL

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

P.B. 1071-12 CBS OUTDOOR, INC. – PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of May 16, 2012, without further notice.

P.B. 1072-12 CBS OUTDOOR, INC. – PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of May 16, 2012. The applicant will re notice.

P.B. 1028-08 FIRESIDE BAR & GRILL – WAIVER OF SITE PLAN APPROVAL

Salvatore Alfieri, Esq. represented the applicant. The site is located on the east side of Route 79 in the C-5 zone, Block 415 Lot 31.

The applicant was granted Preliminary and Final Site approval by resolution dated July 20, 2011 to construct a 6,663 s.f. restaurant containing 222 seats.

The applicant is now seeking approval to permit a 9 table, 36 seat outdoor seating area at the northwest corner of the existing building. As per comments from Traffic & Safety and Fire Bureau, the applicant agreed to eliminate two parking stalls along the the south edge of the parking lot . One stall has been eliminated to allow for the installation of a crosswalk and one stall will be decreased in size and signed for “Motorcycle Parking Only”. The seating area will be on a paver block surface and enclosed by bollards and screening by a landscape planter. No new lighting is proposed.

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

P.B. 1076-12 MOE’S SOUTHWEST GRILL – WAIVER OF SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The site is located at the intersection of Route 9 and Route 520 (Marlboro Plaza) in the C-3 zone, Block 268 Lot 62.

Entered into evidence was the following exhibit:

A-1 Pictures

The applicant is seeking approval to permit an outdoor dining area in connection with a new restaurant known as Moe’s Southwest Grill. The outdoor area will be located in an existing landscaped area to the west of the restaurant. They are proposing 7 tables with 28 seats. Dining will be offered during the spring and summer months.

The applicant agreed to work with the Board engineer to determine the type of fencing that will protect the guests that are eating outside.

A motion in the affirmative was offered by Mr. Pollak seconded by Mr.Gupta. In favor: Mr.

Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik.

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

This is the seventh 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.

Mr. Rosati, P. E. addressed several issues that were brought up at the last meeting. One item was the parking requirement for a three bedroom unit, stating that the parking allotment for that is 2.1 parking spots.

Another issue was the entry of Thornton Avenue. They are proposing to terminate this road at the existing cul de sac, remove the cul de sac and have it become a dead end street. They are still waiting for comments from the Fire Code Official.

Mr. Rosati also discussed the stormwater management plan and said they can make it work in accordance with the current regulations. They will be adding a few more drains on the back side of the berm along the Aberdeen border.

Also discussed were the variances being requested for front setback and several for side and rear setback. They also discussed the variance for the wet pond under the ordinance.

There is also a design waiver being requested at the center line of the access point at least 40 feet from the property line.

Mr. Herbert, Esq. for the Board discussed the settlement agreement between Marlboro Township and OHAD Associates. He stated that the Board has a certain amount of days to approve this plan. If the Board does not approve this application, it goes back before the judge. The judge will then have the right to issue sanctions against the Board if it finds that the Board did not act properly and give an automatic approval.

Mr. Art Bernard, P.P. discussed the affordable housing portion of this application.

Entered into evidence was the following exhibit:

A-15 Blowup of plan attached to the 2007 settlement agreement

Mr. Bernard stated he has reviewed the Township's 2010 housing Element and several Master Plan documents that date back to 1997 and has reviewed the town's land development ordinances.

Mr. Josephs opened the Public Hearing for anyone who wanted to address the testimony of Mr. Bernard and Mr. Rosati

The following residents spoke:

Louise Carlson – 31 Baldwin Avenue - Morganville
Angels Belitsisan – 30 Know Hill Road – Morganville
Carl Lunde – 15 Nolan Road – Morganville
Heidi Yin – 131 Laredo Drive – Morganville
Joann Culmone – 2053 Barnel Court – Morganville
Michael Pingatore – 36 Waverly Place – Aberdeen
Debbie Matos – 42 Roosevelt Avenue – Morganville
Michele Devanny – 11 Warren Drive – Aberdeen
Frank Massi – 14 Weston Place
Hung Li – 59 Station Road – Morganville

This application is being carried to the meeting of May 16, 2012, without further notice.

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

Respectfully submitted

Donna Pignatelli