

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 18, 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 (ARR.8:10), MR. GUPTA, MR. POLLAK (LEFT 9:45), MR. JOSPEHS, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. PARGAMENT, COUNCLIMAN LAROCCA, MAYOR HORNIK, MR. ELMANSOURY

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

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Pargament

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of May 16, 2012 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

The approval/amend of the minutes from June 6, 2012 is being carried to the meeting of August 1, 2012.

P.B. 1071-12 CBS OUTDOOR – MEMORIALIZATION OF RESOLUTION GRANTING CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of August 1, 2012.

P.B. 1072-12 CBS OUTDOOR – MEMORIALIZATION OF RESOLUTION GRANTING CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of August 1, 2012.

1073-12JMO MARLBORO RETAIL UNIT 2, LLC – CONTINUED PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of August 15, 2012, without further notice.

P.B. 1079-12 MAPLE TREE PLAZA – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

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

P.B. 1080-12 631 ASSOCIATES, LLC – PUBLIC HEARING - SITE PLAN & MAJOR SUBDIVISION

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.

This application is being carried to the meeting of August 1, 2012, without further notice.

P.B. 1078-12 KEY PERFORMANCE – WAIVER OF SITE PLAN

Michael Ligorano, Esq. represented the applicant. The subject 5.5 acre is located within the LI zone, Block 360.02 Lot 14 and contains 306 ft. of frontage along Timber Lane. Currently the property contains a 78,100 sf. building.

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

- A-1 Photos of Site
- A-2 Site Plan showing location of concrete pad
- A-3 Photo of pad as it exists

The applicant is seeking to construct a 12 x 26 ft. concrete pad along the rear façade of the building and to erect two storage bins for dry, bulk material used in preparing of building products manufactured within the building. He stated that the pad would be able to handle the weight and the silos would be able to handle the high winds. There are no additional site improvements proposed.

Robert Lombardi, the applicant testified that the pad is needed for his light manufacturing business to provide energy efficient products and would have two storage bins.

Laure Neumann reviewed her report with the Board and answered questions. The applicant is not requesting any variances/waivers with this application.

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

P.B. 932-05A COSTCO – PUBLIC HEARING – AMEND 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.

John Marmora, Esq. represented the applicant. The site has 496 ft. of frontage along Route 9 to the west and 30 feet of frontage along Texas Road, with adjoining Old Bridge to the north. The property is currently developed as a retail center containing a multi-tenant retail building and a Costco Wholesale building having a fuel service station component with associated parking.

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

- A-1 Colored Site Plan sheet 2 Of 6
- A-2 Car stacking exhibit

The applicant is proposing to expand the existing fuel service area to provide four additional fueling stations within two proposed curb islands west of the existing 12 fueling stations currently within six curb islands onsite. The existing fuel service area, bypass lane, as well as the existing parking area along Route 9, will be reconfigured to accommodate the proposed expansion. The reconfiguration will result in a reduction of 21 parking spaces. The applicant will continue to use extra attendants to direct traffic when needed. No landscape improvements are proposed.

Board members had concerns about the entrance to the fueling area.

Mr. Verderese, Traffic Engineer reviewed the traffic movement at the site. He stated that he will work with Laura Neumann on the size and scope of the entrance to the fueling area.

Laura Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

The following spoke:

- Paul Schlaflin – 21 Stone Edge Way
- Shelly Rogers – 14 Route 9 North
- Joe Drago – Route 9 business owner

PUBLIC HEARING CLOSED

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

P.B. 1000-07A AMBOY AVENUE/MARLBORO TENNIS & TRAINING – PUBLIC HEARING AMEND 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.

Salvatore Alfieri, Esq. represented the applicant. The site contains 194 ft of frontage along Amboy Road to the east and approximately 2,275 ft. from the Texas Road intersection within an IOR zone, Block 178 Lot 291.

A previous applicant was granted approval per Resolution dated August 6, 2008, to construct a 2 story indoor tennis facility which would contain six tennis courts, clubhouse/lounge, mezzanine area containing a viewing area, office area and a meeting room.

Gary Furhman, owner testified that they propose to renovate the second floor of the building by extending same above the first floor, thereby increasing the second floor from 2,913 s.f. to 3,621 s.f.

Entered into evidence were the following exhibits:

- A-1 Computer disc containing pictures of how the site will look
- A-2 Floor plan for the first & second floors as they would have been Approved under previous application
- A-3 Floor plan for the first & second floors as now being proposed

The applicant agreed that the second floor will only be used as an accessory use to the tennis courts. The second floor will not be used for parties, conventions etc.

Kevin Costello, who is in charge of construction testified that the applicant is seeking to contain the sound emanating from the tennis courts so that it does not bother the neighbors.

Laura Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

The following residents spoke:

- Melina Koffman – 310 Bernard Drive
- Michael Kravchenko – 308 Bernard Drive

PUBLIC HEARING CLOSED

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

P.B. 1074-12 AVALUE TECHNOLOGY – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

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

Jeffrey Ferrier, Esq. represented the applicant. The site contains 708 feet of frontage along Timber Lane approximately 417 feet west of the Witherspoon Way intersection in the LI zone, Block 361 Lot 3. The property currently contains one story commercial warehouse/office building with a paved access along the easterly property line leading to loading areas along the building and parking along the northerly property line and also along the access drive.

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

- A-1 Plans
- A-2 Colored Site Plan
- A-3 Aerial
- A-4 Photo
- A-5 Photo

The applicant proposes to eliminate the parking area along the access drive and to construct 122 vehicle parking area along the Timber lane right-of-way and the south side of the building. Drainage inlets connecting to the existing system along Timber Lane are proposed to accommodate the increase in stormwater runoff. They are also proposing some additional landscaping and lighting in the proposed parking area.

Laura Neumann reviewed her report with the Board and answered questions.

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. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli