

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 17, 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,
COUNCILMAN LA ROCCA (left 8:10), MR. ELMANSOURY,
MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. GUPTA, MAYOR HORNIK

PROFESSIONALS PRESENT... MR. TAYLOR, MR. HERBERT

SALUTE THE FLAG

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

CITIZENS VOICE

No one from the public spoke.

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

P.B. 1082-12 ALDAN – MEMORIALIZATION OF RESOLUTION GRANTING SITE PLAN APPROVAL

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

P.B. 1083-12 WORK WOUT WORLD – MEMORIALIZATION OF RESOLUTION GRANTING WAIVER OF SITE PLAN APPROVAL

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

P.B. 931-05 BUCKLEY MANOR – EXTENSION OF TIME

Reschedule to the meeting of November 7, 2012.

P.B. 1084-12 VEZERIS – MINOR SUBDIVISION

Reschedule to the meeting of November 7, 2012.

P.B. 1085-12 B & B HOSPITALITY GROUP/OSTERIA RESTAURANT – PUBLIC HEARING – 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 is a 13.6 acre tract with 791 feet of frontage along the east side of Route 79, opposite the Ryan Road intersection in the C-5 zone, Block 415 Lot21.32. Currently, the site is developed as the Brook’s Edge Center, which includes a multi-tenant retail building and a bank pad site.

Angelo Bongivanni, applicant was sworn in. He testified that he has been in the restaurant business for over 36 years. He intends on opening this restaurant as a middle to high level Italian restaurant with a liquor license. The hours of operation would be 12:00 PM to 1:00 AM seven days a week. The restaurant would have a bar, two dining rooms, a wine room and an area for pizza. There will be no pick up or take out service.

John Rea, traffic expert was sworn in. He testified that parking at the site was more than adequate and that the restaurant has 72 spaces dedicated to I, while there would be a 40 space demand.

Marc Leber, P.E. testified on behalf of the applicant. They propose to construct a 1,584 s.f. addition along the rear of the existing bank facility and convert same to a proposed restaurant.

Entered into evidence were the following exhibits:

- A-1 Floor Plan of site dated 9-28-12
- A-2 Front elevation of building
- A-3 Colored Rendering
- A-4 Colored Photos

The proposed restaurant will include 12 bar seats, 100 dining room seats and 50 outdoor patio seats, which will be used seasonally. The outdoor patio areas are proposed along the southern and western sides of the building.

They are requesting a variance for an extra free standing sign in front of the property to distinguish

the restaurant from the rest of the Center. After a discussion with the Board it was decided that a third monument sign would not be applied for and if a need arises for the sign in the future they would come back to the Board.

Trevor Taylor, P.E., CME reviewed his 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. Betoff, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury, Mr. Messinger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli