

MARLBORO TOWNSHIP PLANNING BOARD

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NOVEMBER 6, 2013
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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. JOSEPHS,
COUNCILMAN METZGER, MAYOR HORNIK,
MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. GUPTA, MR. ELMANSOURY

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

A motion to approve/amend the minutes of September 18, 2013 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman Metzger, Mr. Messinger, Mr. Rosenwald.

ORDINANCE 2013-15 SHEDS (AS AMENDED)

Ms. Neumann stated that the Township Council wishes to amend section 220-140 of the code entitled "Accessory Buildings and Structures, which will amend the provisions establishing specific setback standards to be solely applicable to sheds which are placed on a property as an accessory structure.

Ms. Neumann testified that this ordinance is consistent with the Master Plan.

Board members spoke in favor of this ordinance but wanted to know the procedure for building

larger sheds. They were told that it would be necessary to make application to the Zoning Board.

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

A motion for Mr. Herbert to prepare a resolution was offered by Mayor Hornik, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman Metzger, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

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

Henry Kent-Smith, Esq. represented the applicant. The site is located along Lloyd Road, Block 143 Lots 1.02 and 12, within the MFD IV zone.

The applicant is seeking approval to construct a multi family development with 15 three story building which will contain 299 market rate residential units and four three story buildings which will contain 85 affordable housing residential units.

At the October 16, 2013 meeting, the applicant agreed to provide additional soil information to determine whether the site was suitable for recharge.

Mark Denno, who was hired by OHAD, testified that four additional soil samples were taken from the site. He stated that the samples were taken from points that are deep enough to satisfy the NJDEP's best management practices. He said he would issue a report and a revised plan, in conjunction with the applicant's site plan engineer.

This application is being carried to the meeting of December 4, 2013, without further notice.

P.B. 1094-13 DR. QUADERI – PUBLIC HEARING – 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 is located along the south side of Route 520 opposite and between the Bluffs Court and Chase Drive, Block 268 Lot 73, within the OPT-1 zone.

The applicant proposes to convert the existing dwelling into a dental/medical office with three exam rooms on the first floor and two associated office rooms on the second floor.

John Ploskonka, P.E., Concept Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored rendering of the site
- A-2 Aerial of the site
- A-3 Elevation
- A-4 Photos of property

The applicant is proposing a building conversion that would include a 42 s.f. one story addition at the southeast building corner. Access is proposed by a full movement paved driveway along the westerly side of the property line, in the general location of the existing access drive, providing access to a proposed loading zone and fourteen parking stalls to the rear of the building. Additional improvements include landscaping and a retention basin for stormwater management.

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

The applicant agreed to address all of Ms. Neumann's comments.

Michael Testa, Architect testified that LED lighting will be used to comply with the Township ordinance.

Board members had concerns with regard to the fencing and buffering between the applicant's property and the neighboring properties. The applicant agreed to remedy these concerns as much as possible

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1093-13 NET COST MARKET – PUBLIC HEARING – 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 is located on the west side of Route 9 and associated jug handle turn around opposite the southerly Clayton Road intersection, Block 288 Lots 374 & 375, within the C-3 zone. The site currently contains a 28,845 s.f. multi tenant retail building and a 33,662 s.f. furniture store with parking for 240 vehicles throughout the site. Access is provided by a right-in/right-out only driveway along Route 9.

Rob Freud, P.E., Dynamic Engineering testified on behalf of the applicant. The applicant proposes to convert the existing 33,662 s.f. furniture store into a supermarket use with outdoor

seating area at the southeast building corner. Entered into evidence were the following exhibits:

- A-1 5 photos of site
- A-2 Building elevation
- A-3 Floor Plan
- A-4 Aerial of site
- A-5 Site plan rendering

Additional improvements will include the construction of a 576 s.f. receiving/loading dock along the north side of the building with an associated loading space and refuse compactor unit on a concrete pad along the north side. The parking along the east façade of the building and west of same are proposed to be reconfigured to provide 235 spaces. The existing sign will be modified. They are also proposing landscape and lighting improvements around the building.

Edward Schnayder, CEO Net spoke on behalf of Net Cost Market. He stated that they support local farmers but also import from all over the world. They mainly sell food products, including prepared meals, meats and vegetables. They are different from Wegmans and Whole Foods and do not fear any competition from them. The store would be open from 9:00 A.M. to 9:00 P.M. Monday through Saturday and from 9:A.M. to 8:00 P.M. on Sunday. They will employ about 70 individuals within two shifts. There will be about 50 indoor seats for customers who buy prepared and about 20 to 40 seats outdoors. There will be no wait staff service. Most of the parking is in the back and they would like to create another entrance where most of the people will be parking.

Scott Kennell, traffic Expert will testify at the next meeting.

This application is being carried to the meeting of December 4, 2013, without further notice.

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

Respectfully submitted

Donna Pignatelli