

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 19, 2014

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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 LA ROCCA, MR. ELMANSOURY,
MR. ROSENWALD**

ABSENT... MR. GUPTA, MAYOR HORNIK, MR. MESSINGER

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

**P.B. 1039-08 BUCHMAN/GINA HILL FARM – MEMORIALIZATION OF
RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION 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. Josephs, Mr. Elmansoury, Mr. Rosenwald.

**P.B. 1096-13 GARIBO, LLC – MEMORIALIZATION OF RESOLUTION GRANTING
PRELIMINARY & FINAL PLAN APPROVAL**

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

Mr. Rosenwald.

ORDINANCE 2014-7 REZONING BLOCK 171 LOT 71 TO THE MZ (MUNICIPAL ZONING DISTRICT)

Michael Herbert, Esq. addressed the Board and stated that the subject property was once owned and maintained by the Marlboro Township Municipal Utility Authority and is now owned and maintained by Marlboro Township itself.

Laura Neumann, P.E., P.P. stated that this request is consistent with the Land Use Element of the Master Plan.

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

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Pargament, seconded by Mr. Pollack. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Elmansoury, Mr. Rosenwald.

P.B. 1100-13 DRIVEWAY ARMOR – WAIVER OF SITE PLAN

This application will be heard at the meeting of March 5, 2014, the applicant will renounce.

P.B. 1093-13 NET COST MARKET – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The subject 7.3 acre properties contain 877 feet of frontage along 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 applicant is proposing to convert the existing 33,662 s.f. furniture store into a supermarket use with an associated outdoor seating area at the southeast corner of the building. Additional improvements include the construction of a 576 s.f. receiving/loading dock along the north side of the building with an associated loading space and a refuse compactor unit on a concrete pad along the north side of the building. The parking areas along the east façade of the building and west of same, are proposed to be reconfigured to provide 235 parking spaces.

Entered into evidence were the following exhibits:

- A-6 Colored site plan rendering dated 2-18-14
- A-7 Building elevations
- A-8 Vehicle circulation

Laura Neumann, P.E., P.P. discussed the parking variances with the Board. The minimum number of required parking spaces for a supermarket use is 1 stall per 150 s.f. for a retail/shopping center use is 1 stall per 200 s.f. or a total of 362 spaces for the site. The applicant is proposing 235 spaces for this project.

Scott Kennel – Traffic expert with McDonough & Rea discussed traffic issues with the Board. He stated that the applicant has received NJDOT access permit approval. Based on all their studies Net Cost Market could operate compatibly with the existing parking conditions.

This application is being carried to the meeting of March 19, 2014, without further notice

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

Respectfully submitted

Donna Pignatelli