

**MARLBORO TOWNSHIP PLANNING BOARD**

=====  
**MARCH 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. PARGAMENT,  
MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK,  
MR. ELMANSOURY, MR. MESSINGER, MR. ROSENWALD**

**ABSENT... MR. BETOFF, MR. POLLAK, MR. GUPTA**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of February 19, 2014 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Josephs. Councilman LaRocca, Mr. Elmansoury, Mr. Messinger, Mr. Rosenwald.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1100-13 DRIVEWAY ARMOR – MEMOTIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN**

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

**P.B. 1105-5 GAWLEY/PETERSON – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL**

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

**ORDINANCE 2014-11 – PROHIBITING SIGNS IN RIGHTS OF WAY**

Ms. Neumann, P.E.,P.P. testified that this ordinance is consistent with the goals and objectives of the Land Use Element of the Master Plan.

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

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

**P.B. 1099-13 GENESIS ASSOCIATES, LLC. PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN**

Mr. 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.

Jennifer Krimko, Esq. represented the applicant. The site is located at 6 Tennent Road, Block 122 Lot 33, within the C-2 zone. The site is 38,083 s.f. and contains 150 feet of frontage along the north side of Tennent Road, approximately 319 feet west of Route 79. The applicant is proposing to remove all existing site improvements and construct a two story non medical office building, 8,514 s.f. office building

Bill Weintzen, P.E. from Cranmer Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Plans revised January 17, 2014
- A-2 Architectural Plans dated July 25, 2013
- A-3 Colored rendering of Landscaping & Lighting Plan revised February 28, 2014
- A-4 Truck Turning Template dated March 19, 2014
- A-5 Area Map dated March 19, 2014
- A-6 Colored rendering of front of building
- A-7 Colored rendering of rear of building

Mr. Weintzen testified that the site will be accessed by a full movement 25 foot wide driveway at the approximate midpoint of the Tennent Road site frontage and 34 parking stalls are proposed. The building will be serviced by municipal water and sanitary sewer systems via connection to existing

mains within Tennent Road. Surface infiltration basins are proposed for stormwater management purposes. There will be no water moving from the site to Tennent Road or onto other properties. Regarding the water from Tennent Road onto the site, he stated that there will be curbing at the edges of the site regarding the driveway and that it will have a high enough point to keep the water out. There will be a safety fence built to protect the detention basins. They are proposing a three to four foot split rail with rabbit wire on it. Also that part of the fencing would have hostile vegetation surrounding on the outside of the fence.

Garbage collection will not occur before 7:00 A.M. or after 8:00 P.M. so as not to disturb the neighbors.

The tenants in the building will be of non-medical nature and will be office type only and would not impact the parking.

Anthony Condouris, Architect reviewed exhibits A-6 and A-7 with the Board showing the layout of the buildings. All entrances will be in the front of the parking lot. There will be one main entrance and two emergency entrances that will be fronting on the parking lot.

Laura Neumann, P.E., P.P. 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 for Preliminary and Final Site Plan approval was offered by Mr. Barenburg, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Messenger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli