

**MARLBORO TOWNSHIP PLANNING BOARD**

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**APRIL 2, 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 (arr.7:45), MR. PARGAMENT, MR. JOSEPHS, MR. ELMANSOURY, MR. MESSINGER, MR. ROSENWALD**

**ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MAYOR HORNIK**

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

**SALUTE THE FLAG**

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

A motion to approve/amend the minutes of March 5, 2014 was offered by Mr. Pargament, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

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

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1099-13 GENESIS ASSOCIATES, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

**P.B. 1109-14 WHOLE FOODS – WAIVER OF SITE PLAN**

Robert Garofalo, Esq. represented the applicant. The site has 361 feet of frontage on Route 9 South and approximately 100 feet of frontage along Route 520, Block 270 Lot 11.01, within the C-3 zone. Currently the property is being developed as a shopping center, namely Marlboro Commons.

Pietro Segni, an associate from SBLM Architects stated that the applicant is seeking approval to permit a 24 seat outdoor seating area within the sidewalk area along the front of the store. They are proposing planter structures to isolate the seating area. These structures would be removed during the winter months.

The Board asked the applicant to return with a new plan showing bollards instead of removable planters.

This application is being carried to the meeting of May 7, 2014, without further notice.

**P.B. 1106-14 HILMAN, INC. – 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 8.9 acre property contains 932 feet of frontage along the east side of Timber Lane approximately 470 feet south of the Vandenburg Road intersection, Block 360 Lot 10, within the LI zone.

Currently the property contains a two story office/warehouse building with associated parking, an access drive from Timber Lane, and a secondary access along Timber Lane to a fenced loading/storage area. The loading/storage area also contains several trailer units. The property is encumbered by a 20 foot wide water main easement south of the building as well as a 25 foot wide drainage and utility easement centered along the northerly property line and a portion of the eastern property line.

Mr. Hill, President and CEO of Hilman Roller stated that his company has been producing high capacity rollers at this site since 1997 and needs a pole barn to be placed upon the rear parking lot to store raw materials that are taking up space inside the building.

Marc Leber, P.E., East Point Engineering testified on behalf of the applicant. He stated that the asphalt underneath the pole barn would be removed and a concrete floor installed. There will be a small trench built from the building to the pole barn for electricity. The barn itself will have an

18.6 foot wall with a 26 foot top roof.

The following exhibit was entered into evidence:

A-1 Colored rendering of the site

The exhibit shows the location of the building and of the fence. The applicant is proposing bollards around the building to protect it from oncoming vehicles. They agreed to have the Board Engineer review them for structural integrity. If they become too expensive to install it was agreed that the applicant would not install them.

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

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

Respectfully submitted

Donna Pignatelli