

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 4, 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 7:30P.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.7:40), MR. PARGAMENT, MR. JOSPEHS, MR. MESSINGER

ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. ELMANSOURY, MR. ROSENWALD

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

SALUTE THE FLAG

A motion to approve/amend the minutes of May 7, 2014 was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr.Barenburg, Mr. Bergh, Mr. Pargament, Mr. Josephs, Mr. Messinger.

CITIZENS VOICE

No one from the public spoke

P.B. 1104-13 PASMEL – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION

This application is being carried to the meeting of June 18, 2014, without further notice.

P.B. 1093-12 NET COST MARKET – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The site contains 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 site contains a 28,845 s.f. multi

tenant retail building and a 33,662 s.f. furniture store with associated parking for 240 vehicles throughout the site.

The applicant proposed to convert the existing 33,662 s.f. furniture store into a supermarket use with an associated outdoor seating area at the southeast building corner. 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 also along the north side. The parking areas along the east façade of the proposed supermarket building and west of same, are proposed to be reconfigured to provide 233 parking spaces.

Ron Gasiorowski, Esq. for the objector presented professionals to testify on behalf of the objector.

Andrew Thomas, P.P. testified that the site is not appropriate for a grocery store.

Representatives of the applicant stated that Net Cost Market is different from a traditional supermarket. This store will carry specialty items and does not attract customers who do weekly shopping. This type of customer spends less time in the store and parking lot.

Mr. Thomas said this is not true and he bought items typical of supermarkets during a trip to the Net Cost Market in Philadelphia Pennsylvania. He also said he saw circulars and was approached to apply for a rewards card.

Mr. Thomas also stated that they are going from the least intense use, which is furniture store, to an intense use for supermarket parking. He stated that the proposed parking layout for the Net Cost Market, which calls for many parking spaces to be placed in what is technically the rear of the store, which is not typical of a grocery store. This plan could interfere with truck deliveries, which could endanger pedestrians and motorists.

Alexander Litwornia, Traffic expert testified on behalf of the objector. He stated that the proposal calls for 233 parking spaces across two connected lots, a portion of which lies in the rear of the building, where 362 spaces are required.. He said the site would need 318 spaces to function. He said the parking situation will have an adverse impact on the site.

Salvatore Alfieri, Esq. represents the applicant and stated that the Whole Foods Market on Route 9 required more than 1,000 parking spaces, but was approved with fewer than 600 parking spaces.

Mr. Alfieri questioned the manner in which Mr. Litwornia conducted certain counts and objected to his notes being admitted to the record because the applicant's professional did not have a chance to review the material.

Scott Kennell, Traffic expert for the applicant was cross examined by Mr. Gasiorowski. He stated that an interconnection between the two parking lots would not prevent drivers from entering or exiting the site onto Route 9. He also stated that the proposed truck loading dock could

accommodate the needs of Net Cost Market.

Mr. Alfieri agreed that a condition of approval would allow only one tractor trailer on the site at a time.

This application is being carried to the meeting of June 18, 2014, without further notice.

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

Respectfully submitted

Donna Pignatelli