

MARLBORO TOWNSHIP PLANNING BOARD

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AUGUST 20, 2014
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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERALD BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. BERGH 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. GUPTA, MR. PARGAMENT, MR. CHERBINI, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR, ELMANSOURY, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. JOSEPHS

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

SALUTE THE FLAG

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

CITIZENS VOICE

No one from the public spoke

P.B. 1111-14 BOARD OF EDUCATION – REVIEW & RECOMMENDATION

Laura Neumann, P.E. discussed Dean Stakny's report with the Board. This application is for the construction of a 5' x8' electronic sign to be installed in the same location as an existing sign in the front part of the property of the Frank Defino Elementary School located at Route 79.

The Board had no issues with this application and finds that the new sign will assist the public with regard to events occurring at the school, while assisting in the proper flow of traffic.

The Board attorney will prepare a letter to the Board of Education that will memorialize the Planning Board's positive courtesy review.

P.B. 1112-14 RIVER BIRCH, LLC – WAIVER OF SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The site is located on the west side of Route 9 south, Block 270 Lot 16, within the C-3 zone. Currently the property contains a multi tenant commercial/retail use, Diamond Plaza, consisting of two buildings separated by a 17 foot wide breezeway and providing a total of 37,263 s.f. of building area. There is parking available for 199 vehicles along the front and rear of the buildings with looped circulation around the buildings and having access along Route 9 by a right-in/right-out only access drive.

Theo Hadjiteodosios, owner of the site stated that the footprint of the complex will remain the same, along with the buildings, there will be a change in tenants. The jewelry lease has expired and they decided to move. There will be a new spa tenant and a tenant called Exquisite Caterers, who will be next to the Wine Academy. He agreed that Exquisite Caterers will have all deliveries in the rear. They will also have valet parking which will be enforced by the lease agreement.

David Esquenazis, operator of Exquisite Caterers, testified that they will have a maximum of 180 seats and most events will be Friday and Saturday nights and therefore parking should not conflict with other uses. There will be 2 full time employees and approximately 12 weekend employees. There will be no liquor license but patrons can buy wine and bring it into the functions. They will have sound proof walls and doors to eliminate any noise from being heard in the nearby neighborhood. There will also be security at all functions.

Laura Neumann, P.E. 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 was offered by Mr. Barenburg, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Councilman LaRocca, Mayor Hornik, Mr. Messinger.

P.B. 1093-12 NET COST MARKET – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Gupta, seconded by Mr. Barneburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Rosenwald. Opposed: Mr.

Messinger.

A motion to adjourn was offered by Mayor Hornik, seconded by Mr.Gupta. One vote was cast.

Respectfully submitted

Donna Pignatelli