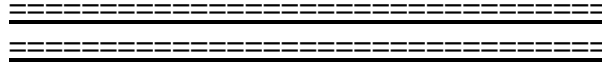


**MARLBORO TOWNSHIP PLANNING BOARD**

**JUNE 6, 2018**



**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.**

**MR. BARENBURG 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. GUPTA (Arr. 7:40pm), MR. SLOTOPOLSKY, MR. PARGAMENT, MR. BARENBURG, MS. FRANCO, MR. KANSKY**

**ABSENT... MR. BETOFF, MR. CHERBINI, MR. GAGLIANO COUNCILWOMAN MAZZOLA, MAYOR HORNIK**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of April 18, 2018 was offered by Mr. Pargament, seconded by Ms.Franco. In favor: Mr.Slotopolsky, Mr. Pargament, Ms. Franco.

A motion to approve/amend the minutes of May 2, 2018 was offered by Mr. Pargament, seconded by Ms.Franco. In favor: Mr. Pargament, Ms. Franco.

**CITIZENS VOICE**

Hemesh Dogiparthi – 11 Bauers Lane

Would like to see Bauers Lane widened – dangerous for the kids when waiting for the school bus

**P.B. 1173-18 ZIZZA – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL**

A motion in the affirmative was offered by Mr. Pargament, seconded by Ms. Franco. In favor: Mr. Pargament, Ms. Franco, Mr. Kansky.

**P.B. 1174-18 UNITED TERRAIN GROUP – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

A motion in the affirmative was offered by Mr. Pargament, seconded by Ms. Franco. In favor: Mr. Pargament, Ms. Franco, Mr. Kansky.

**P.B. 1164-18 S & S REALTY MANAGEMENT, LLC - 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 site is 4.4 acres and is a corner lot. It contains 465 feet of frontage along the south side of Vanderburg Road and 339 feet of frontage along the west side of Timber Lane, Block 361 Lot1, within the LI zone. Currently the property is vacant and wooded and is encumbered by a wetland area toward the westerly property line, as well as a 25 foot wide drainage/utility easement along the southerly property line and a sight triangle easement at the roadway intersection.

Mr. Silverman, owner and applicant stated that this is a manufacturer who fabricates aluminum railings for finishing elsewhere. All work will be done inside. The hours of operation will be Monday through Friday 8:00 a.m. to 4:30 p.m. There will be 15 – 16 employees in the office and 30 employees in the warehouse. The site will have box trucks on site once a day. They will be keeping onsite 24 yard containers and they also keep liquid argon for welding but no other hazardous substances.

Mr. Redington, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Architectural drawings of the site, dated June 6, 2018
- A-2 Color aerial map of the neighborhood, dated June 6, 2018
- A-3 Colored site plan, dated June 6, 2018
- A-4 Truck circulation plan
- A-5 Floor plan first floor
- A-6 Floor plan second floor
- A-7 Front & side elevations

The applicant proposes to construct a two story building to be a manufacturing and warehouse which also includes a mezzanine area. Access is proposed by a 25 foot wide paved driveway along Timber Lane near the southerly property line with parking for 68 vehicles along the east and south sides of the building. A fence enclosed outdoor storage area (63' x 80') refuse enclosure and a loading area are also proposed at the southwest building corner. A surface area detention basin is proposed along Vanderburg Road for stormwater management purposes, which discharges to an existing drainage system with Vanderburg Road. The basin will have a split rail fence with mesh around it. Landscape and lighting improvements, including building mounted signs along the street side facades of the building are proposed.

The applicant agreed to comply with all the requirements of the CME report dated May 30, 2018.

Ms. 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 was offered by Mr. Gupta, seconded by Mr. Pargament. In favor: Mr.Gupta, Mr.Slotopolsky, Mr. Pargament, Mr.Barenburg, Ms. Franco, Mr. Kansky.

**P.B. 1168-18 AMBOY AVENUE PARTNERS, LLC – PUBLIC HEARING  
PRELIMINARY & FINAL SITE PLAN**

Mr. Pargament stepped down from this application.

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 site contains 194 feet of frontage along Amboy Road to the east, approximately 2,275 feet from the Texas Road intersection and 264 feet of frontage along Route 18 to the west, Block 178 Lot 291, within the IOR zone.

Currently the property contains an approximately 44,400 s.f. indoor tennis facility building containing 6 playing courts with 49 existing parking spaces and having access by a paved driveway along Amboy Road.

Mr. Costello, owner and applicant stated that the proposed facility is being built for soccer and lacrosse training. It will not be used for tournaments. The building will have synthetic turf and

will be opened from Monday through Friday from 8:00 a.m. to 10:00 p.m. with 4:00 p.m. to 9:00 p.m. being peak time. On the weekends it will be opened from 7:00 a.m. to 10:00 p.m. with 8:00 a.m. to 4:00 p.m. being peak time.

Mr. Costello stated that the structure itself would be a concrete pad with an inflated air pressurized bubble over it. There will be a back up generator to make sure the dome does not deflate. All lights for the facility will be on a timer and the generator will only be used during business hours.

There will be no major tournaments at the site, only mini tournaments, which will be 5 on 5 games. All events on the turf fields will be coordinated with the Tennis Center but mainly the facility will be used by travel teams for training purposes.

Richard Schommer, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Series of photographs of other facilities owned by the applicant
- A-2 Colored rendering of site plan, dated June 6, 2018

Mr. Schommer stated that the size of the bubble will be 195 feet wide and 300 feet long. There will be 39 parking spaces in the front of the facility. There will be two detention basins in the front and back. The driveways will be widened for a circular drive.

The generator will be located in the back and would not be visible to anyone and would be moved away from the nearby housing development. The shed in the back will be removed.

There is no increase to the run off because the new detention basins will handle it.

The retaining walls will be approximately 6 feet high and will be built to Township requirements. The height of the overall structure will be 53.3 feet high, which will require a variance.

The driveways will be designed so that only slow driving could be accommodated and high speed would be mitigated.

The applicant agreed to address all of the comments in the CME letter dated March 23, 2018.

Mr. Chase, Traffic Engineer testified on behalf of the applicant. He reviewed with the Board the traffic ingress and egress to the site. He did traffic counts and stated that it should not have an impact upon this site or the street. The maximum parking spaces needed would be 56 with 75 spaces proposed. The applicant will be banking 15 spaces in the back in order to comply with the requirements of the Township.

Ms.Coffin, P.P. testified on behalf of the applicant. She reviewed the variances with the Board and stated that the purpose of the Land Use Law were satisfied and the number of parking spaces needed for the operation to the site were more than adequate.

Ms. Coffin agreed that all landscaping issues will be reviewed by the Boar Planner and Engineer and would be bonded to make sure that existing trees are maintained or replaced. It was agreed that the applicant would work with the nearby residential development(Belmont) and its homeowner's association to make sure that the proper buffering was performed.

Ms. Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

#### PUBLIC HEARING OPENED

The following resident spoke:

Andrew Pargament – 7 Isabel Court

Mr. Pargament is a Board member but abstained from this application. He had the following requests:

1. He asked that the generator pad in the back be moved as far away from the Residences as possible
2. Tournament not get started before 8:00 a.m.
3. The removal of 3 large dead trees
4. No other signage would be used for the site
5. No outdoor light spillage onto the residential properties
6. The start and ending of operations would be properly policed
7. The homeowners association asked for an increased buffer on both sides of the fence

The applicant agreed to all of the above request.

#### PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr.Slotopolsky, seconded by Mr. Kansky. In favor: Mr.Gupta, Mr.Slotopolsky, Mr.Barenburg, Ms. Franco, Mr. Kansky

A motion to adjourn was offered by Ms. Franco, seconded by Mr. Kansky. One vote was cast.

Respectfully submitted

Donna Pignatelli

