

TOWNSHIP OF MARLBORO
1979 TOWNSHIP DRIVE
MARLBORO, N.J. 07746-2299
(732) 536-0200 EXT.1217
FAX: (732) 617-0215

MARLBORO TOWNSHIP PLANNING BOARD

Mark Barenburg, Chairman
Andrew Pargament, Vice Chairman
Jonathan Hornik Mayor
Suzanne Rubinstein-Administrative Secretary

CME Associates, Engineer

Ron Cucchiaro, Attorney
CME Associates, Planner

WEDNESDAY – December 4, 2024

7:30 P.M.

AGENDA

SUNSHINE ACT

Roll Call

Minutes Approve/amend the minutes of November 6, 2024

Citizens Voice:

Application:

P.B. 1251-23 Lillian Leon - Continued Public Hearing seeking a Soil Fill permit for the construction of the proposed driveway. The proposed scope involves the filling of more than 100 cubic yards of soil, and therefore, an application is required to approximately 400-foot long X 24 foot wide driveway from Union Hill Road to a and landscaped areas. The plans show the slope of the proposed driveway to be approximately 16% for a length of approximately 360 feet. Retaining walls and steep slopes are proposed throughout the site located at 544 Union Hill Road. Block 268.07 lot 10.02 within the R-80 zone. **CARRIED TO DECEMBER 18, 2024 WITH NO NEW NOTICING REQUIRED**

P.B1242-22148 South Main Street, LLC- Public Hearing seeking preliminary and Final Major Site Plan approval to build three (3) one-story flex facility buildings, totaling 35,200 sf and two (2) one-story general retail buildings, totaling 32,485 sf. The site provides a parking lot to serve all five (5) buildings, consisting of two-hundred fifty-four (254) parking spaces, located at 148 Rout 79 block 414 lot 1-4 and 14.02 within the C-5 zone.

Resolutions:

P.B. 1256-23-Juned Qazi-Memorialization of Request for an Extension of time for Minor Subdivision approval located at Tennent Road block 299 lots 186 & 187 in the R-8- zone.-

P.B. 1269-24- Bekir Karaosman-Memorialization granting a Preliminary and Final Major Site Plan approval to construct an 863sf dining area addition and a 356sf

storage addition to the existing restaurant. An additional 400sq storage shed, line stripping and relocation of drive aisle is proposed at 190 Route 9 block 269 lot 13.02 within the C-3 zone.

P.B. 1253A-24 UNH Avet-Memorialization granting an Amended Preliminary and Final Major Subdivision approval to revise the side yard setbacks for the dwellings on lot 154.01 (previously proposed lot 15.02) and lot 154.02 (previously proposed lot 15.01) which require bulk variance relief, located at Union Hill Road within the R-8- zone.

P.B. 1267-24 Landkor Realty- Memorialization granting a Change of Use Site Plan to open a performing arts studio located at 701 Ginesi Drive, block 176, lot 106 within the IOR Zone

P.B. 2024-06 2025 Planning Board Meeting Dates

Motion to adjourn.