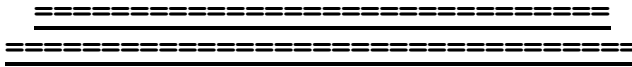


MARLBORO TOWNSHIP PLANNING BOARD

November 6, 2024



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:30 P.M.

VICE CHAIRMAN PARGAMENT 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 ANDREW KESSLER, ANDREW PARGAMENT, JUNED QAZI,
DAVE GAGLIANO, STEVEN KANSKY AND DR. ADLER.

ABSENT ROHIT GUPTA, LYNN FRANCO AND CHAIRMAN BARENBURG

PROFESSIONALS PRESENT: LAURA NEUMANN, ENGINEER, AND RON CUCCHIARO, ESQ.

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of September 6, 2024 was offered by Dr. Adler, 2nd by Andrew Pargament, all approve.

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 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 4, 2024.

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

The Board Took jurisdiction and entered evidence A1-A2

Board Member Juned Qazi has recused himself from the hearing.

Shrinath Kotdawala-Engineer appeared on behalf of the applicant. They are requesting an extension for the minor subdivision due to outside agencies approvals. They are also asking to be relieved of the sidewalk requirements. The sidewalk concerns would have to be brought back to the Board at another time.

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Dr. Adler and 2nd by Dave Gagliano

Approve: Andrew Pargament, Andy Kessler Dave Gagliano, Steven Kansky and Dr. Adler.

P.B. 1269-24- Bekir Karaosman-Public Hearing seeking 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.

The Board Took jurisdiction and entered evidence A1-A24

Michael Silvaggi Attorney represented the applicant. The application is in the C-3 district and they are looking to add a modest addition to the property.

Bekir Karaosman-owner of property. The restaurant has been opened for two years. They are opened 7 days a week from 11:00am-10:00pm. He has 20 employees who work various shorts. He is looking to add a 863 square foot addition in the back for additional seating, a 356 square foot addition for dry storage and a storage shed for various items. There will be no utilities in the shed. The receive approximately 6 deliveries per week in box trucks and mini vans that come before 12:00pm. They have garbage pickup 2 times a week.

Aydan Kalkan, Architect-The addition will be glass and aluminum and be used year round. A door will be added from the existing restaurant. 12 tables with 4 chairs each can be added in the room. The 356 square foot storage will be used for dry goods only. Windows will be operable and the roof will be aluminum. They will be replacing signage. They have agreed to add bollards to the new addition.

Daniel Davies, Engineer- There are many pre-existing conditions on the site. This is a single story building with 221 seats and 94 parking spaces with 3 handicapped. The property is sloped there is a trench drain and there is no requirement for stormwater. The back area of the property will stay wooded. The curb line will be moved and the parking lot will be re-stripped. Handicap parking will be moved to the front of the building. There will be no new circulation patterns. No tree removal is needed. Shed will not be on a slab. All landscaping and lighting will stay the same.

John Takina, Planner- They will need a variance for parking lot space size. There are various variances that are due to pre existing conditions. There will be no detriment to the community, and it is an appropriate site to expand.

Public Forum-opened
No one asked to speak
Public Forum-closed

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Juned Qazi and 2nd by Andrew Kessler.

Approve, Juned Qazi, Andrew Pargament, Dave Gagliano, Dave Gagliano, Steven Kansky, Andrew Pargament and Dr. Adler.

P.B. 1253A-24 UNH Avet-Public Hearing seeking 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.

The Board Took jurisdiction and entered evidence A1-A22

Dante Alfieri appeared on behalf of the applicant. They are looking for Amended Major Site approval.

John Plosonka, Engineer- Added A-23 colorized rendering of sub division plan. This was approved as a 2 sfd subdivision with adjusted lot lines. At this time we are looking to revise the side yard setbacks for lot 154.01 and 154.02. New landing areas in

the front of the house will need to be added to each home. They would also like to change from sewer to septic. They will comply with all Engineer requirements. Will provide a LOI. If approved septic will be placed in the side yard. They were originally doing sewer, but the cost to hook up became prohibitive. A letter from WMUA must be supplied to the Board and Engineer confirming that not hooking up to sewer is allowed.

Public Forum-opened
No one asked to speak
Public Forum-closed

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Juned Qazi and 2nd by Andrew Pargament.

Approve, Juned Qazi, Andrew Pargament, Dave Gagliano, Dave Gagliano, Steven Kansky, Andrew Pargament and Dr. Adler.

P.B. 1268-24 Seat Cekalniku -Memorialization granting Preliminary and Final Major Site Plan approval to retain all existing improvements and construct a 673sq ft one story building addition located at 197 Rout 9 block 275 lot 53 within the C-3 zone was offered by Andrew Kessler 2nd by Andrew Pargament.

Approve:Juned Qazi, Andrew Pargament, Dave Gagliano, Dr. Adler and Andrew Kessler

Motion to adjourn by Andrew Pargament one vote was cast 9:22pm

Respectfully submitted: Suzanne Rubinstein