

**TOWNSHIP OF MARLBORO**  
1979 TOWNSHIP DRIVE  
MARLBORO, N.J. 07746-2299  
(732) 536-0200 EXT.1217  
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**MARLBORO TOWNSHIP PLANNING BOARD**

Andrew Pargament, Chairman  
Alon Solon, Vice Chairman  
Jonathan Hornik Mayor  
Suzanne Rubinstein-Administrative Secretary

CME Associates, Engineer  
Ron Cucchiaro, Attorney  
CME Associates, Planner

**WEDNESDAY – February 5, 2025**  
**7:30 P.M.**

**AGENDA**

**SUNSHINE ACT**

- 1. Roll Call**
- 2. Minutes      Approve/amend the minutes of January 15, 2025**
- 3. Citizens Voice**
- 4. P.B. 1272-24 Frank Clemente- Public Hearing to subdivide the property into two new lots. Lot 57.02 would be 2.22 acres with an existing dwelling. Lot 57.03 would be 3.07 acres and have a new proposed dwelling. The present barn on the property will be removed. Property located at 67 School Road East block 360, lot 57.01 within the R-80 zone. **Carried to February 19, 2025 with new noticing****

**P.B. 1245-22 156 Boundary Road- Public Hearing seeking a (1) one year extension of the Preliminary and Final Major Site Plan approval. Property located at 156 Boundary Road, block 214, lot 50 within the LI zone.**

**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.**

**5. RESOLUTIONS:**

**Motion to adjourn.**

