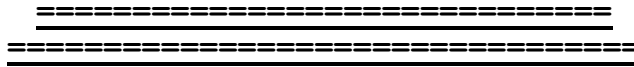


MARLBORO TOWNSHIP PLANNING BOARD

January 15, 2025



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD ATTORNEY RON CUCCHIARO AT 7:30P.M.

ATTORNEY CUCCHIARO 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.

Lynn Franco, Antoinette Dinuzzo, Drew Tanner, Dr. Adler, David Fisher, Steven Kansky and Andrew Kessler were sworn in as Board Members.

Nomination of Andrew Pargament as Chairman was offered by Mayor Hornik and 2nd by Steve Kansky-All approve

Nomination of Dave Gagliano as Vice Chairman was offered by Mayor Hornik and 2nd by Steven Kansky-All approve.

Nomination of Lynn Franco as Secretary was offered by Mayor Hornik 2nd by Chairman Pargament-All approve

Nomination of Suzanne Rubinstein as Administrative Agent was offered by Mayor Hornik, 2nd by Chairman Pargament-All approve.

ROLL CALL

PRESENT CHAIRMAN PARGAMANENT, DR. ADLER, MAYOR HORNIK,
LYNN FRANCO, DAVE GAGLIANO STEVE KANSKY,
COUNCILWOMAN DINUZZO, ANDREW KESSLER, DAVE FISHER
AND DREW TANNER

ABSENT ROHIT GUPTA.

CITIZENS VOICE:

No one from the public registered to speak

RESOLUTIONS:

Resolution #1-2025 - Authorizing contract Board Attorney-
Ron Cucchiaro, Esq., Weiner Law Group was offered by Mayor

Hornik and 2nd by Dave Gagliano-All Approve.

Resolution #2-2025 - Authorizing contract Board Engineer - Laura Neumann, P.E., CME Engineering, Inc. was offered by Lynn Franco and 2nd by Mayor Hornik-All Approve.

Resolution #3-2025 - Authorizing contract Board Planner - Laura Neumann, P.E., CME Engineering, Inc. was offered by Mayor Hornik and 2nd by Chairman Pargament-All Approve

Resolution #5-2024-Official Newspaper-Asbury Park Press, was offered by Andrew Kessler and 2nd by Mayor Hornik-All approve

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 was offered by Chairman Pargament, 2nd by Andrew Kessler.

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

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 was offered by Andrew Kessler 2nd by Chairman Pargament.

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

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 relief, located at Union Hill Road within the R-80 zone was offered by Dave Gagliano and 2nd by Chairman Pargament.

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

Motion to adjourn @ 7:45pm was offered by, Andrew Kessler, all approve

Respectfully submitted: Suzanne Rubinstein

