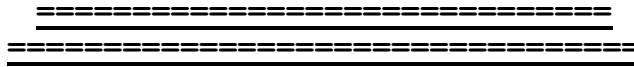


MARLBORO TOWNSHIP PLANNING BOARD

February 5, 2025



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

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 Chairman Pargament, Dave Gagliano, Dr. Adler, Lynn Franco, Andrew Kessler, Steve Kansky, Tony Roegiers, Councilwoman DiNuzzo, Dave Fisher and Drew Tanner.

ABSENT ROHIT GUPTA

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 January 15, 2025 was offered by Dr. Adler, 2nd by Andrew Pargament, all approve.

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 no 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.

The Board Took jurisdiction and entered evidence A1-A2

Salvatore Alfieri represented the applicant. The applicant is requesting the third and final extension. The applicant received approval in November 2020. Was not able to build due to financial issues. The property has been sold and the new owner is ready to complete the project.

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

A motion to approve was offered by Chairman Pargament and 2nd by Dave Gagliano

Approve: Andrew Pargament, Dave Gagliano, Michael Adler, Lynn Franco, Andy Kessler, Steven Kansky and Tony Roegiers.

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 Route 79 block 414 lot 1-4 and 14.02 within the C-5 zone.

The Board Took jurisdiction and entered evidence A1-A42 Salvatore Alfieri appeared on behalf of the applicant. The property is owned by the Casola Family. They are looking to construct retail units and flex buildings. They are not building a warehouse or industrial park. The use is a permitted use within the zone. Two neighbors that were opposed to the development has reached an agreement with the Casola Family. The application was reviewed by the Environmental Committee and has been approved.

Marc Leber-Engineer. The property is located on Route 79 and Old Mill Road near the Freehold border. The property is 15 ½ acres. The property has a small portion in the R20 zone, and no construction will be done in that area. The wetlands have been delineated and no work will be done on that property. The NJ DOT has approved a traffic light, soil testing was done in April of 2022 and August 2024. Pesticide testing was done and no pesticide was found and if found was well below the NJDEP standard. All applications have been submitted to Monmouth County and will submit additional documents as needed. A Flood Hazard Area permit has been applied for. At this time there is a SFD and a free standing garage on the

property that will be demolished. The property is presently septic, but will be hooked up to the sewer system. The client is looking to have commercial and general businesses. There will be 254 parking spaces with 12 EV spots. They will be adding 370 trees, 195 shrubs and grasses. There will be a 6 foot fence, have LED lighting in the parking lot, title 39 will be enacted. The water drains from north to south. They will be adding 2 basins to handle any runoff. A porous asphalt driveway will be used to assist with any water. There are trash enclosures, a loading area and will address or respond to all technical comments in the Engineer Review. At this time certain requested variances will be abated because they will comply with Township requirements. There will have 2 pylon signs. All lots will be consolidated. There will not be any tractor trailer deliveries on the property. There will be no outdoor storage.

Gregory Clark, Architect-225,915 sq. foot building will be divided into various size units. All units will have front and back entrances. There will be three towers on the building. Various materials on the buildings. Each unit will have its own signage. The 2nd building is a 6570 sq. ft. building with 4 units of varying sizes. The materials are same as building one. This building will have two tower features. All buildings are one story, with no basement. There will be 2 flex building in the rear of the property that are identical. There is front entry only on these units. Height of flex space will be 23 feet.

John Jahr, Traffic Engineer-The applicant has secured approval from the NJ DOT to have a traffic light installed. A traffic light is expected to make the flow of traffic easier for cars making a left turn onto Route 79. There will road improvements along Route 79. The road will be widened, sidewalks and sewers will be added and a left turn lane will be added. They will agree to a crosswalk striping as long as NJDOT approves. There are two access points. Only one will be left in left out. There are concerns regarding how larger vehicles are able to make turn arounds on the property. They will agree to add to the presently designed turn around area by removing two parking spaces. The drive aisles are 40 feet, this additional space will make the drive aisle 60 feet.

Andrew Janiw, Planner-The property is in the C-5 zone. There will be three flex buildings and two one story retail buildings. There will be no car dealerships or motels. No more than 28% will be offices. Will adhere to the Township Ordinance that defines flex space. The Township ordinance requires a 200 foot buffer, which this project does not have. They will be adding

advanced buffer Zone with landscaping, berms and a fence. The other variance refers to no loading zones. The flex buildings will not have back entrance/exit so no lading zone is not needed. This projects promotes the goals of the Master Plan. The benefits of granting the variances outweigh any detriment to the community. There is no substantial detriment to the community.

During the testimony Board Member Tony Roegiers had to leave the hearing.

Public Forum-opened

Joe Wallis-203 Old Mill Road-concerns regarding the lack of 200 foot buffer, septic fields, setbacks, environmental issues, house values, noise level, hours of businesses and traffic.

David Ziegelstein-25A Old Mill Road-concerns regarding the disregard for township requirements, back building and requests road stripping.

Erica Sosa-15 Old Mill Road-concerns about back building being close to her home and the noise.

Carmin Casola-owner of 148 South Main Street-will plant 18-25 feet trees in a double row. Will be building a berm, adding a low hedge, to obscure the neighbors from seeing the development. He feels the amount of the trees will add an evergreen forest. Has agreed to add a solid 6 foot fence.

Public Forum-closed

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

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

Approve: Andrew Pargament, Dave Gagliano, Michael Adler, Lynn Franco, Andrew Kessler, Steve Kansky, Councilwoman DiNuzzo and Dave Fisher.

Motion to adjourn by Andrew Pargament one vote was cast 10:45pm

Respectfully submitted: Suzanne Rubinstein