

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 4, 2009
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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS 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 ... MR. BARENBURG, MR. BERGH, MR. BETOFF, MR. GUPTA, MR. HUSAIN, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK (ARR. 8:10), MR. HEGT, MR. PARGAMENT

ABSENT... NONE

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

P.B. 1011-08 KNOWLEDGE BEGINNINGS – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

This application is being carried at the applicant's request, to the meeting of April 15, 2009, without further notice.

P.B. 1014-08 DR. PRASAD – PUBLIC HEARING – SITE PLAN

This application is being carried at the applicant's request, to the meeting of March 18, 2009, without further notice.

A motion to approve/amend the minutes of February 4, 2009 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Pargament.

P.B. 1034-09 MILLENIUM EYE CARE – MEMORIALIZATION OF RESOLUTION GRANTING WAIVER OF SITE PLAN APPROVAL TO CONVERT ONE OF THE EXISTING TENANTS TO AN EYE CARE FACILITY

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr. Pargament.

P.B. 1026-08 DA SHORE – MEMORIALIZATION OF RESOLUTION GRANTING WAIVER OF SITE PLAN APPROVAL TO CONVERT A 500 S.F. PORTION OF HOME TO USE AS A HOME PROFESSIONAL OFFICE

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs.

ORDINANCE 2009-02 – AMEND CHAPTER 84 – REZONING LC TO R-80 TO IMPLEMENT CONSENT ORDER

This ordinance was tabled for further review by Council.

P.B. 945-05 RICHMONDE MEADOWS/VASTOLA – EXTENSION OF TIME

Robert McGowan, Esq. represented the applicant. The applicant received Final Major Subdivision approval by resolution dated April 8, 2007. The applicant is requesting two (2) one year extension of time due to delays associated with obtaining and perfecting outside agency approvals.

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca.

P.B. MORELLO – CONTINUED PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION

Ken Pape, Esq. represented the applicant. The site is 20.1 acres and is a land locked parcel approximately 350 feet south of Yellowbrook Road in the R-80 zone, Block 364 Lot 63. The site is currently vacant and is bounded by an 80 foot wide access, utility and drainage easement along the northerly property line, as well as a variable width access, utility and drainage easement along the western property line, both of which lead to Yellowbrook Road.

The applicant is seeking approval to subdivide the property into nine lots, eight for residential and one for stormwater management. A proposed 1,500 foot long cul de sac is proposed to access the lots from Yellowbrook Road.

This application was heard at the following meetings:

December 17, 2008

January 21, 2009

March 4, 2009

Entered into evidence were the following exhibits:

- A-1 Aerial view of site
- A-2 Filed map of Holly Hill Estates showing access easement & utility easement

Mr. Pape summarized all the testimony that was presented at all the previous meetings. He reviewed how the 80 foot easement would be constructed. He stated that no access could be achieved through Colts Neck.

Ernie Peters and Richard Cramer reviewed their reports and answered questions from the Board.

PUBLIC HEARING OPENED

The following people voiced their concerns:

- Orin Cohen, Russell Reeves, Lori Geiger, Karen Dombrowski, Arron Fisher, Carol Garrett, Douglas Frank, Richard Repoli

PUBLIC HEARING CLOSED

The Board members had some of the following concerns about the impact of this development upon the adjoining property owners.

1. The intersection with Yellowbrook Road and Jesse Court
2. No flooding would be caused by street intersection construction
3. Buffering between properties
4. Impact upon individual septic systems
5. Check for Cooper's Hawk mating season one more time

The applicant agreed to address all of the concerns of the Board's Professionals and the Board members.

The applicant also agreed to delay construction at the site for three years.

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs. Opposed: Councilman LaRocca, Mayor Hornik.

P.B. 981-07 HINDU AMERICAN TEMPLE – PUBLIC HEARING AMENDED SITE PLAN

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Jonathan Heilbrunn, Esq. represented the applicant. The site is a 30.3 acre tract, irregularly

shaped with 498 feet of frontage along Wooleytown Road, approximately 755 feet east of the Texas Road intersection, as well as 589 feet of frontage along Texas Road in the LC zone, Block 147 Lot 13.

On March 19, 2008, the applicant received Preliminary & Final Site plan and Conditional Use approval to construct a two story 32,596 s.f. temple, which will include a 16,133 s.f. multi purpose hall on the ground floor and a 6,463 s.f. temple are on the second floor and construct a two story 15,170 s.f. building to be used as priest quarters.

The applicant is now seeking amended Preliminary & Final Site plan approval to relocate the proposed temple and priest quarters further west toward the rear of the property away from Wooleytown Road.

Entered into evidence were the following exhibits:

A-1 Site plan dated March 4, 2009

A-2 Colored rendering of the site dated March 4, 2009

Lorali Totten, P.E. – Crest Engineering was sworn in. Ms. Totten reviewed with the Board the site plan showing the movement of the buildings on the site. She also reviewed the traffic circulation, stormwater management and buffering, all of which had been significantly upgraded by the changes. She stated that over 400 trees will be removed from the site and all will be replaced according to ordinance. The parking is also being revised and will include the construction of the previously proposed Phase 2 banked parking to provide a total parking for 298 vehicles. There will be a shuttle bus from the far parking lot and a sidewalk for the people to walk back & forth from the parking lot.

Kishor Joshi, Architect was sworn in and reviewed the architectural look of the buildings.

Ernie Peters and Richard Cramer reviewed their reports and answered questions from the Board. The applicant agreed to address all of their comments.

PUBLIC HEARING OPENED

Steve Miller– 329 Buckland Road

He has concerns with the buffering.

Gary Rushing – 35 Wooleytown Road

Concerns with sewer issues and the pump alarm being a nuisance to the neighbors.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Gupta, seconded by Mayor Hornik. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

A motion to adjourn was offered by Mayor Hornik, seconded by Mr. Pollak. One vote was cast.

Respectfully submitted

Donna Pignatelli