

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 17, 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. HUSAIN, MR. POLLAK, MR. JOSEPHS, MR. PARGAMENT, MAYOR HORNIK

ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA, MR. HEGT

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of May 20, 2009 was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs.

P.B. 971-06 ENCLAVE @ GLENBROOK – MODIFY CONDITION OF APPROVAL TO ALLOW THE TWO REQUIRED AFFORDABLE UNITS TO BE BUILT OFF-SITE

Craig Gianetti, Esq. represented the applicant. On March 19, 2008, the Planning Board granted final subdivision approval to Paragon to subdivide Block 412 Lot 165 into nine townhouse lots and one open space lot. The resolution of approval requires as a condition, the developer set aside two unit on-site for affordable housing. Paragon would like to build the two affordable units off-site within the Township.

After the meeting of May 20, 2009, the Board asked the applicant to return with a plan of where he would like to move the two affordable units.

The Board questioned the applicant about an anonymous letter that had been delivered to the resident of the adjoining Glenbrook complex. The letter stated that if the two affordable units were built at the Enclave site, their property values would go down.

At first, the applicant did not admit to sending the letter, but said he did meet with the residents at a shopping center to discuss their concerns about the affordable units being built at the Enclave site. He later acknowledged that he had sent the letter to the homeowners of Glenbrook.

The applicant presented the Board with two options to be considered. The first option was to build nine market rate homes at the Ryan Road site, which creates an obligation of 2.25 affordable housing units.

Craig Gannett, Esq. for the applicant said the 0.25 unit would be handled through a payment to Marlboro's affordable housing trust fund. The other two affordable units would be built on two separate lots, one on Texas Road and one on Wooleytown Road.

The second option would be for eight market rate units and one affordable unit at the Ryan Road location.

Mr. Gianetti said it is his understanding that due to COAH's compliance bonus, Marlboro would be eligible for a bonus credit on the one unit that would be built, resulting in the total affordable housing obligation being addressed. If COAH did not accept this proposal to be under the compliance bonus, the second affordable unit would be built off-site.

Ken Biedzynski, Esq. representing Marlboro on affordable housing matters, stated that the Township is allowed 95 credits under the compliance bonus. At the present time Marlboro has 94 credits. There are a large number of objectors to the Township's affordable housing plan and he feels the situation with the bonus credits was risky.

PUBLIC HEARING OPENED

The following spoke:

Edward Fayman	25 Ryan Road
Bernard Greenberg	48 Hummingbird Court
Russell Reeves	98 Reids Hill Road
Mario Giudice	1 Mallard Lane

Mr. Josephs suggested carrying the matter where there is no option one or two, but a definite plan set before the Board to decide upon.

This application is being carried to the meeting of July 15, 2009, without further notice

P.B. 929-05 OLD MILL ESTATES – FINAL MAJOR SUBDIVISION APPROVAL

Craig Gainetti, Esq. represented the applicant. On September 5, 2007, the applicant was granted Preliminary Major Subdivision approval to subdivide Block 413, Lots 38, 39 & 40 into 11 new lots, nine for residential development, one for an existing dwelling and one for open space.

The applicant is now before the Board to address any outstanding issues for the Preliminary approval.

Due to the time, this application is being carried to the meeting of July 15, 2009, without further notice.

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

Respectfully submitted

Donna Pignatelli