

MARLBORO TOWNSHIP PLANNING BOARD

=====

SEPTEMBER 2, 2009

=====

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(LEFT 9:30), MR. JOSEPHS, MR. HEGT, MR. PARGAMENT

ABSENT... COUNCILMAN LA ROCCA, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Hegt will be sitting in for Mayor Hornik and Mr. Pargament will be sitting in for Councilman LaRocca.

CITIZENS VOICE

Peter Bellone - He feels that there is a Board member who has a conflict sitting on the Board and addressing the MTMUA about an approval for a site that was approved by the Board and on which he voted in the affirmative.

A motion in the affirmative to approve/amend the minutes of August 5, 2009 was offered by Mr. Bergh, seconded by Mr. Hegt. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Pargament.

**P.B. 1028-08 SHAMROCK @ 79, LLC/FIRESIDE BAR & GRILL –
MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE
PLAN APPROVAL FOR PHASE I & PRELIMINARY SITE PLAN APPROVAL FOR
PHASE II**

A motion in the affirmative was offered by Mr. Gupta, 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. 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. The site is located on the North side of Ryan Road between Kingfisher Drive and Arie Drive, Block 412 Lot 165.

The applicant was granted Preliminary approval in August 2007 for nine attached patio homes. Two of the nine units were to be affordable housing unit. Final approval was granted in March 2008.

The applicant presented several alternatives to move the affordable units away from the approved site and after several hearings the applicant, William Bolton withdrew his application.

Mr. Gianetti asked if the Board would be against the application should, at a future date, the developer return with two sites that have received an OK for affordable units.

He was told that the Board is always open to looking at applications that are brought forward for review.

**P.B. 997-07 PESCE – STIPULATION OF SETTLEMENT – PUBLIC HEARING
PRELIMINARY MAJOR SUBDIVISION**

Craig Gianetti, Esq. represented the applicant. The site is 7.9 acres and is located at the intersection of Conover Road and Gallya Grove in the R-40AH zone, Block 160.03 Lot 16.

The applicant is seeking approval to subdivide the property into five new lots, four for residential and one for stormwater management.

This application was previously heard on August 13, 2008 and September 17, 2008. The application was denied without prejudice. The matter went to court and was returned to the Board for a Preliminary approval only.

The applicant agreed to update their Phase I Environment report as part of the Final approval and address the comments from the Township Environmental Committee and Historic Commission. They also agreed to work with the Board Professionals to address all of their comments before submitting for Final approval.

PUBLIC HEARING OPENED

Patrick Pentland – Chairman of the Historic Committee

He has some concerns about the historic buildings on the site

Mike Ginsberg – 609 Imbrie Road

He discussed his concerns about the impact of the development on his neighborhood

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Mr. Gupta, seconded by Mr. Betoff. One vote was cast.

Respectfully submitted

Donna Pignatelli