

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 17, 2008

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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, A 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, MS. FERNANDEZ,
MR. GUPTA, MR. POLLAK, MR. HUSAIN, MR. JOSEPHS,
COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. HEGT**

ABSENT... MR. PARGAMENT

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

SALUTE THE FLAG

A motion to approve/amend the minutes of December 3, 2008 was offered by Mr. Bergh, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Councilman La Rocca, Mr. Hegt.

P.B. 970-06 WILDFLOWER/ORLEANS HOME BUILDERS – MEMORIALIZATION OF RESOLUTION

This resolution is being carried to the meeting of January 7, 2009.

P.B. 1024-08 HASSELL/IVY LEAGUE DENTAL – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OS SITE PLAN APPROVAL

A motion in the affirmative was offered by Councilman La Rocca, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Councilman La Rocca, Mr. Hegt.

CITIZENS VOICE

Patricia Korbiak – Questions regarding the Environmental Commission

ORDINANCE 2008-41 – DELETING SECTION 84-104 STORMWATER MANAGEMENT ARTICLE VIII SUBDIVISIONS – DESIGN & PERFORMANCE STANDARDS – CHAPTER 84 LAND USE DEVELOPMENT

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

ORDINANCE 2008-42 – DELETING ARTICLE IX STORMWATER MANAGEMENT SECTIONS 84-150 THROUGH 84-161 WITHIN CHAPTER 84 LAND USE DEVELOPMENT

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

HOUSING ELEMENT & FAIR SHARE PLAN – PUBLIC HEARING

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

Fred Heyer and Susan Gruel addressed the Board. According to the Fair Housing Act and the Municipal Land Use Law, municipalities in New Jersey are required to include a housing element in their Master Plans. The purpose of the housing element is to provide for methods of achieving the goal of affordable housing to meet the municipality's low and moderate income housing needs.

Since the adoption of the Housing Element and Fair Share plan, dated December 13, 2005, the affordable housing regulations were amended and the growth share approach revised to incorporate independent household and employment growth projections. In response to the amended regulations, this 2008 Third Round Housing Element and Fair Share Plan has been prepared.

Per the requirements of COAH's third round rules, Marlboro must meet certain minimum and maximum requirements when addressing this obligation. According to COAH has an obligation to provide 1,019 affordable housing units for the first two rounds and is faced with a projected growth share obligation of 654 affordable units from 2004-18

Ken Biezinski, Esq for Marlboro Township's Affordable Housing answered questions from the Board.

PUBLIC HEARING OPENED

The following residents spoke:

- Greg Nuber – Angelique Court
- Russell Reeves – Reids Hill Road

PUBLIC HEARING CLOSED

The Board feels the number of unit required by COAH is unreasonable and outrageous, but cannot take a chance and not petition COAH for approval of an affordable housing plan.

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

P.B. 977-06 MORELLO – PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION

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.

Ken Pape, Esq. represented the applicant. The site consists of 23.3 acres, with 162 feet of frontage along Yellow Brook Road in the R-80 zone, Block 364 Lots 60 & 63.

The applicant is seeking approval to subdivide the property into ten lots, eight for residential development, one open space lot and one lot for stormwater management purposes. A proposed 1,500 foot long cul de sac roadway is proposed to access the lots from Yellow Brook Road. The cul de sac will be constructed through the existing access, utility and drainage easement along adjacent Lot 59. The proposed swellings will be serviced by individual well and septic systems. A detention basin is proposed to handle the increase in stormwater runoff.

The following professionals were sworn in:

- John Ploskonka, P.E.
- John Rea – Traffic Consultant
- Amy Jones – Envir. Consultant
- Allison Coffin – P.P.

The applicant's professionals presented some testimony to the Board.

This application is being carried to the meeting of January 7, 2009 for DATE only.

The applicant agreed to an extension of time to act through January 31, 2009.

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

Respectfully submitted

Donna Pignatelli

