

MARLBORO TOWNSHIP PLANNING BOARD

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SEPTEMBER 21, 2011

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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. POLLAK, MR. JOSPEHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. MESSIGNER, MR. ROSENWALD

ABSENT... MR. PARGAMENT

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Pargament.

CITIZENS VOICE

No one from the public spoke.

Mr. Pollak addressed the Board concerning the meeting of August 3, 2011.

A motion to approve/amend the minutes of August 3, 2011 was offered by Mr.Rosenwald, seconded by Mr.Bergh. In favor: Mr. Barenburg, Mr.Bergh, Mr. Pollak, Mr. Josephs, Councilman La Rocca, Mr.Rosenwald.

A motion to approve/amend the minutes of September 7, 2011 was offered by Councilman LaRocca, seconded by Mr. Betoff. In favor: Mr.Barenburg, Mr. Bergh, Mr.Betoff, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mr.Rosenwald.

P.B. 1060-11 RABBI SHIRA STERN – MEMORIALIZATION OF RESOLUTION GRANTING WAIVER OF SITE PLAN

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

FARMLAND PRESERVATION PLAN – PUBLIC HEARING

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.

Fred Heyer stated that in 2006 the Township adopted a Farmland Preservation Plan Element as a component of the Master Plan. This document updates the Master Plan Element. He reviewed the plan with the Board.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

The Board recommended the adoption of this plan.

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

A motion for Mr. Herbert to send an email to SADC confirming this plan has been reviewed and passed was offered by Mr. Rosenwald, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr.Betoff, Mr. Gupta, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Rosenwald.

P.B. 1061-11 G.S. REALTY CORPORATION – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Jonathan Heilbrunn, Esq. represented the applicant. The site is located at the intersection of Conover Road and Gallya Grove in the R-40AH zone, Block 160.03 Lot 16. The property currently is developed as a residential and landscape/nursery use. This property initially came

before the Board, it became the subject of litigation which resulted in the approval of a subdivision for four residential lots and one stormwater management lot.

Richard DiFolco, P.E. testified that the applicant is proposing to remove all the existing site improvement and to subdivide the property into 3 residential lots, including one flag lot. Lot 16.01 will be 249,636 sq.ft. in size and will be developed as a flag lot. Lot 16.02 will be 51,571 sq.ft in size and Lot 16.03 will be 51,540 sq.ft. in size.

Mr. DiFolco stated that the current plan eliminates a road which would have provided access to the four homes. The revised plan proposes two homes with access from Gallya Grove and one with access from Conover Road. All the lots will be serviced by public water and sanitary sewer via individual connections to existing mains within Gallya Grove. Drywell systems are proposed on each lot to alleviate runoff.

Allison Coffin, P.P. for the applicant said the original plan required no variances. This new plan requires variances on two lots regarding frontage and width and decreases the number of lots.

Ed Hamilton, the applicant's environmental expert, said environmental conditions were assessed at the site. He stated that there were only above ground storage tanks, storing diesel, gasoline, waste oil and motor oil. There were no underground tanks found.

Four soil samples from different parts of the site were tested for arsenic. The tests resulted in two samples being below the DEP remediation standards. Additional testing was completed. Higher arsenic levels were found in one area.

Board members were concerned and asked the applicant how they could assure the Board that all the areas of contamination have been identified.

The applicant agreed to conduct additional testing to satisfy the Board's concerns.

This application is being carried to the meeting of November 2, 2011, without further notice.

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

Respectfully submitted

Donna Pignatelli