

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 16, 2011

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD ACTING CHAIRMAN GERALD BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. BERGH 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. PARGAMENT, MR. POLLAK, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. JOSPEHS

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 January 5, 2011 was offered by Mr. Pargament, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

ORDINANCE 2011-1 AMENDING CHAPTER 220 – CERTAIN LICENSING & PERMITTING FEES

This ordinance establishes new fees related to zoning permits, inspections and certificates of occupancy.

Richard Cramer, P.P. stated that this ordinance is consistent with the Master Plan.

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

A motion to prepare a resolution was offered by Mr. Pollak, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

DISCUSSION – MASTER PLAN RE EXAMINATION

Susan Gruel, P.P. addressed the Board regarding the Master Plan Reexamination. She said a reexamination report should include the following:

1. Major problem relating to land development in the municipality at the Time of the adoption of the last reexamination report.
2. The extent to which such problems have been reduced or have increased.
3. The extent to which there have been significant changes in assumptions, Policies and objectives forming the basis for the Master Plan as last revised, with regard to the density and distribution of population and land uses, housing conditions, circulation, recycling of designated recyclable materials.

She suggested a sub committee be formed. The Board agreed to discuss the forming of a committee at the next meeting.

P.B. 1053-10 CAMELOT @ MARLBORO, LLC – PUCLIB HEARING – MINOR SUBDIVISION & PRELIMINARY & FINAL SITE PLAN APPROVAL

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.

Gerald Sonnenblick, Esq. represented the applicant. The site is located within the area regulated by the Entron redevelopment Plan in the north central portion of the Township. The property fronts on Route 79 northbound, in the CS(Commercial Service) and LI(Light Industrial) zone, Block 132 Lot 18

The applicant is seeking approval for the residential development of 250 dwellings units on 15.35 acres of the Entron site. They are proposing 200 market rate dwellings and 50 affordable housing units. The remainder of the Entron site is planned for commercial development.

The applicant is also seeking Minor Subdivision approval to create two lots within the multi family component of the development. Proposed Lot 18.02 will be 0.9 acres in size, and contain the affordable housing units, specifically Buildings 8 & 9.

The following Professionals were sworn in:

- Ernest Peters – Board Engineer – CME
- Richard Cramer – Board Planner – T & M

Applicant Professionals

Perry Morgan – Architect – JLM Design Group
Carl Penke – Traffic Consultant – Langan Engineering
William Wentzien – PE – Cranmer Engineering
Jason Kaplan – Principal
Tom Thomas – P.P.

The applicant is proposing a phased development consistent with the Redevelopment Plan, specifically, consisting of the subject multi family residential development and future office, and retail.

The applicant stated that the Kaplan organization will develop and own the units as rental units and will provide on site management.

Entered into evidence were the following exhibits:

- A Reduced site plan dated 1-24-11
- B Site plan with aerial dated 11-29-10
- C Existing site & surrounding uses dated 2-11-11
- D 25 archt. drawings dated 11-20-10
- E Floor plans – 15 sheets dated 11-20-10
- F Minor subdivision plan dated 1-24-11
- G Phasing plan dated 11-29-10
- H No parking zone area

Perry Morgan, Architect addressed the Board. He stated that they tried to create a pedestrian friendly development. They are proposing areas of green space, pocket parks and open space. They designed the buildings to fit the site. All buildings will have garages. The site would be accessed by a boulevard to open space. There will only be one ingress/egress from Route 79 and Beach Hill Road will only have an emergency access. The affordable units will be on a separate lot along Beacon Hill Road.

William Wentzien, P. E. discussed the engineering aspects of this development, which included parking, phasing, and stormwater management.

Carl Penke – Traffic Engineer stated that a Traffic Impact Study was prepared that included the residential and commercial portion of this project. The Redevelopment Plan set the access points for this project. All the driveways will operate at acceptable levels of service and they all meet the NJDOT level of service criteria.

This application is being carried to the meeting of March 16, 2011, without further notice.

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

Respectfully submitted

Donna Pignatelli