

MARLBORO TOWNSHIP PLANNING BOARD

=====

FEBRUARY 15, 2012

=====

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

ABSENT... NONE

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

SALUTE THE FLAG

Sami Elmansoury the new Mayor's Designee was sworn in.

CITIZENS VOICE

The following residents spoke:

Louise Carlson – 31 Baldwin Avenue

James Carlson - 31 Baldwin Avenue

A motion to approve/amend the minutes of January 18, 2012 was offered by Mr. Betoff, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

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

This application is being carried to the meeting of March 7, 2012, without further notice.

P.B. 1070-12 MONMOUTH COUNTY SHERIFF DEPARTMENT – REVIEW & RECOMMENDATION

James Pryor, Esq. represented the applicant. The site is located at 690 Route 520, Block 157 Lot 11 in the LC zone.

Undersheriff Robert Dawson, who is in charge of Monmouth County's 911 communications stated that the application is for the construction of a 195 ft. high communication tower and a 12' x 20' equipment shelter on the property of the Monmouth County Highway Department located at 690 Route 520. The construction is being proposed as part of a project involving the building of a new communications network in the Marlboro area. The tower will not be contracted to private cell phone companies.

The tower will be located near a residential area, but will be placed on a piece of the parcel that is farthest away from the residences.

Several Board members asked if they could reduce the height of the tower or camouflage the structure as a tree.

Sam Bulger, County Engineer stated that the structure could withstand 115 mile an hour winds and is designed to fall in upon itself so that no one could get hurt.

P.B. 452-88A-2 NORTHPOINTE – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SITE PLAN

This is the third meeting regarding this application.

Henry Kent-Smith, Esq. represented the applicant. The tract is 47.66 acres and is a vacant mostly wooded site with frontage on Lloyd Road in the MFD IV zone, Block 143 Lots 1.02 & 12

The applicant is proposing to construct 300 multifamily dwelling units and 85 affordable multifamily dwelling units, consisting of 20 building, pool and a clubhouse.

Marked into evidence was the following exhibit:

A-9 Brinkerhoff Environmental Report – dated 1-10-12

Gary DiMartinis, Senior Project Manager from Brinkerhoff Environmental Services testified on behalf of the applicant. They were brought in after contamination had to be identified and were asked to perform a remedial investigation and design a cleanup plan for the property. They are specifically looking for pesticides on the former orchards. The nature of the pesticides used is such that when they were in use, they were sprayed on the trees. As the vegetation decays, the pesticide residue falls to the ground. This is a large area that would be affected but basically it is in the topsoil.

The initial sampling was positive for pesticides in 18 soil borings that were done across the

wooded areas of the property. The samplings were positive for pesticides. The contaminations that were discovered appear to be isolated within the upper six inches to one foot of the soil.

PUBLIC HEARING OPENED

The following residents spoke:

Michelli Fetti – 11 Warren Drive – Aberdeen

Roy Giordano – 51 Lloyd Road - Morganville

Mr. DiMartinis stated that they have developed a remedial action work plan which is suited for this area. Presently the contamination is a thin layer across most of the site. In accordance with DEP rules they are proposing to consolidate that soil and put it all in one location and put a clean soil cap over it. Dust control measures will be performed to prevent any of the toxins from getting into the air.

This application is being carried to the meeting of March 7, 2012, without further notice

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

Respectfully submitted

Donna Pignatelli