

MARLBORO TOWNSHIP PLANNING BOARD

=====
AUGUST 15, 2012
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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. BERGH, MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS, MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. BETOFF, MR. GUPTA, COUNCILMAN LA ROCCA, MR. ELMANSOURY

PROFESSIONALS PRESENT... MR. HERBERT

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Gupta and Mr. Rosenwald will be sitting in for Mr. Betoff.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of July 18, 2012 was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

A motion to approve/amend the minutes of August 1, 2012 was offered by Mr. Bergh, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Pargament, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1078-12 KEY PERFORMANCE – MEMORIALIZATION OF RESOLUTION GRANTING WAIVER OF SITE PLAN

A motion in the affirmative was offered by Mr. Rosenwald, seconded by Mr. Pargament. In

favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 932-05A COSTCO – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1074-12 AVALUE TECHNOLOGY – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Rosenwald, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1080-12 631 ASSOCIATES – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION & PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Pargament, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

ORDINANCE 2012-21 BILLBOARDS

As per Ms. Neumann, P.E.,P.P. this ordinance is consistent with the Master Plan.

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Pollak, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

ORDINANCE 2012-22 LOT & BUILDING COVERAGE

As per Ms. Neumann, P.E.,P.P. this ordinance is consistent with the Master Plan.

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B. 1073-12 JMP MARLBORO RETAIL UNIT 2 LLC – CONSTINUED PUBLIC HEARING CONDITIONAL USE & PRELIMINARY FINAL SITE PLAN

This application is being carried to the meeting of October 3, 2012, without further notice.

P.B. 970-06A K. HOVNANIAN/WILDFLOWER - AMEND APPLICATION FOR CONVERSION

The Board took jurisdiction of this application and carried it to the meeting of September 5, 2012.

MASTER PLAN REEXAMINATION REPORT – PUBLIC HEARING

Susan Gruel, Heyer, Gruel & Associates, presented the Master Plan Reexamination Report to the Board. She said the purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The last Reexamination Report was in March 2008.

Ms. Gruel discussed the major problems and objectives including the viability of the additional age restricted housing, alternative uses and zoning for the Marlboro Airport site. She also discussed the proposed standards for the Marlboro Hospital site. Discussed also was the Sarlo Bill which permits developers to convert age restricted units to non age restricted units and how this would affect the town.

PUBLIC HEARING OPENED

The following spoke:

Adriane Spoda – 8 Vanderburg Road

PUBLIC HEARING CLOSED

The Board members did not have any concerns regarding this Master Plan.

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion to go into Closed Session was offered by Mayor Hornik, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald. Opposed: Mr. Pollak.

A motion to come out of Closed Session was offered by Mayor Hornik, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion to adjourn was offered by Mayor Hornik, seconded by Mr. Bergh. One vote was cast.

Respectfully submitted

Donna Pignatelli