

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 19, 2013
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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN VICE 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. PARGAMENT, MR. POLLAK, MR. ELMANSOURY(arr.7:45), COUNCILMAN METZGER, MR. MESSINGER

ABSENT... MR. JOSEPHS, MAYOR HORNIK,MR. ROSENWALD

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of May 15, 2013 was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Councilman Metzger.

P.B. 1092-13 ST. GABRIEL'S CHURCH – PUBLIC HEARING – AMEND SITE PLAN

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.

James Gorman, Esq. represented the applicant. The site is 19.8 acres and contains frontage along the east side of Main Street(Route 79) in the R-30/20 zone, Block 213 Lot 10.

The applicant proposes to enclose two existing concrete walk areas for vestibule use, along both the

north and south sides of the church, as well as expand the existing walk along the front of the building and construct a canopy atop same.

Anthony Genovese, Architect testified how the additions will look and operate. The applicant agreed to use LED lighting wherever possible.

Entered into evidence were the following exhibits:

- A-1 Architectural rendering of addition
- A-2 Overall site plan

Laura Neumann, P.E. reviewed her report and answered questions from the Board.

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Councilman Metzger, Mr. Messinger.

P.B. 970-06A K. HOVNANIAN SHORE ACQUISITIONS – CONVERSION APPLICATION

Kenneth Pape, Esq, represented the applicant. The subject property contains 75.5 acres within the MFD-II zone. The site has frontage along Tennent Road, Church Lane and Route 79. Currently the site is vacant and wooded and traversed by the following easements:

1. 150 foot wide JCP&L right-of-way, which contains a portion of the Henry Hudson Trail
2. 30 foot wide sanitary sewer easement

On September 17, 2008 the applicant was granted Preliminary Major Subdivision and Site Plan approval to subdivide the property into 176 lots, 168 lots for age restricted single family homes and multi family housing for low to moderate income, consisting of 50 units. Also a clubhouse building with tennis courts and a pool.

Currently, the applicant is seeking amended approval to construct the approved development from being an age restricted community to a non age restricted community.

Gary Vecchio, P.E. testified on behalf of the applicant and stated that the following revisions have been made:

1. Road and lot layout revisions in the western portion of the tract resulting in a reduction of proposed dwellings from 50 to 33. Proposed detention basin "E" within this portion has also been reconfigured
2. Road and lot layout revisions in the easterly portion of the tract to now propose 111 dwellings rather than 118 dwellings. Proposed basin "C" has also been reconfigured
3. The clubhouse/recreation area has also been reconfigured

All other improvements for the site will remain as previously approved.

David Horner, Traffic expert testified on behalf of the applicant. He stated that the number and locations of the proposed access driveway has not changed from the previously approved plan. The

plan is compliant with the Residential Site Improvements Standards. The interior roadway network serving the development is adequate and safe to accommodate the development generated traffic volumes.

Art Bernard, P.P. testified on behalf of the applicant. He stated that this development would not cause a substantial detriment to the community. The site is well suited for this development and the proposed conversion will have a positive impact on the public good. The applicant will meet the intent of the state law concerning the conversion of age restricted housing into homes for people of all ages by providing housing for individuals near their workplaces. The affordable housing component of this development is an inherently beneficial use that could create housing credits for Marlboro.. The applicants plan to remediate the contaminated soil will also be a plus for the town. He stated that this project is consistent with the regulations of the zone of Marlboro's Master Plan.

PUBLIC HEARING OPENED

The following residents spoke:

1. Robert Tansy – 77 Tennent Road
2. Tim Tierney – 85 Tennent Road

David Fisher, K. Hovnanian's vice president, said he met with the resident regarding their concerns and is confident they will alleviate all their concerns.

This application is being carried to the meeting of July 17, 2013, without further notice.

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

Respectfully submitted

Donna Pignatelli