

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 2, 2013

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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. PARGAMENT, MR. POLLAK, MR. JOSEPHS, COUNCILMAN METZGER, MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. ELMANSOURY

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

ORDINANCE 2013-15 SHEDS AS ACCESSORY STRUCTURES (AMENDED)

Ms. Neumann stated that amending the standards for sheds as accessory structures is inconsistent with the goals and objectives of the Master Plan.

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

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman Metzger, Mayor Hornik.

DISCUSSION

Ms. Neumann addressed the Board. There is an existing building at 35 Vanderburg Road that was used by a photography business. CorbinElectric is looking to move to Marlboro and reuse that building. This business is permitted within the zone. There are no parking issues and there are no proposed site improvements.

The Board had no objections to this proposal.

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

Henry Kent-Smith, Esq. represented the applicant. The site is located along Lloyd Road, Block 143 Lots 1.02 & 12, within the MFDIV zone. The zoning and proposed development of the site was established by a court settlement between the applicant and the Township originally dated December 24, 1985, first amended on July 12, 2007 and a subsequent second addendum dated September 10, 2009.

The applicant is seeking approval to construct a multi-family development which will be bifurcated by Thornton Avenue. The applicant is proposing 384 units, 299 market rate residential units and 85 affordable housing units. The applicant is also proposing a 4,025 s.f. clubhouse and associated pool.

Mr. Kent-Smith stated that Mr. Lieberman was supposed to cross examine this evening, but there was a failure of communication regarding the storm water issues.

Mr. Leberman will put his direct case on and that will all be done on October 16, 2013. The only witnesses he will cross examine will be Mr. DiMartinis and Mr. Rosati.

One item left to be resolved from the last meeting was a phasing plan. Mr. Rosati testified that he has prepared a phasing plan.

Marked into evidence as A-26, was the phasing plan.

Mr. Rosati said there will be two phases plus the clubhouse. The clubhouse will be built no later than at the end of Phase 1. During Phase 1 several buildings will take shape along with the thoroughfare Cayuga Way and storm water management features. By the end of Phase 1, Northpointe will have 131 market rate units and 50 affordable units.

An additional 168 market rate units and 36 affordable units will be completed in Phase 2.

This phasing plan will allow the developer to be in compliance with the COAH regulations.

Mr. DiMartinis discussed the applicant's plan to rid the site of toxins. He stated that the soil containing pollutants would be moved to several designated areas, capped with a special barrier and clean fill and then shaped into a berm. The berm will then be stabilized. Mr. DiMartinis

stated that the chemicals found on the site are not hazardous through inhalation. Freehold Soil Conservation will monitor how workers handle the soil and sediment.

Regarding tree and brush removal, this project will be performed very similar to every other land clearing project. The goal is to capture all the topsoil. Construction equipment will be used to remove trees and large vegetative materials.

This application is being carried to the meeting of October 16, 2013, without further notice.

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

Respectfully submitted

Donna Pignatelli