

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 16, 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. PARGAMENT, MR. POLLAK, MR. JOSEPHS,
COUNCILMAN METZGER, MAYOR HORNIK,
MR. ELMANSOURY, MR. ROSENWALD**

ABSENT... MR. GUPTA, MR. MESSINGER

PROFESSIONALS PRESENT... MR. KITTNER, MR. HERBERT

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Gupta.

CITIZENS VOICE

No one from the public spoke

ORDINANCE 2013-15 SHEDS (AS AMENDED)

Mr. Kittner, P.E., P.P. discussed the ordinance with the Board and testified that it is consistent with the Master Plan.

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

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

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 MFD IV 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 pool.

Peggy Snyder, Engineer testified on behalf of a group "Citizens Against Northpointe". She stated that the applicant's engineer did not properly sample soil below an area that is slated to serve as a detention basin for the development. She stated that Mr. Rosati, applicant's engineer, tested soil that will be removed to establish the basin, which failed to provide information about the permeability of the remaining soil and the seasonal high water table. She acknowledged that the basin could function if built, but she said Mr. Rosati's method did not fall in line with the state DEP's best practices.

Mr. Rosati said he believed his samples showed the soil would be able to accommodate the detention basin.

Mr. Kent-Smith said the applicant would contract a third party engineer to analyze the soil below the proposed basin. He asked the Board to allow the applicant to present the testimony at the December meeting.

The Board agreed that the applicant should take additional soil samples .

This application is being carried to the meeting of November 6, 2013, without further notice.

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

Respectfully submitted

Donna Pignatelli