

MARLBORO TOWNSHIP PLANNING BOARD

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JANUARY 15, 2014
REORGANIZATION
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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD ATTORNEY MICHAEL HERBERT AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. HERBERT 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. GUPTA, MR. JOSEPHS,
MR. BETOFF, MR. PARGAMENT, MR. POLLAK, MAYOR
HORNIK,
MR. ELMANSOURY, MR. MESSINGER, MR. ROSENWALD**

ABSENT... COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

REORGANIZATION OF THE PLANNING BOARD

The following members were sworn in:

Rohit Gupta	Class IV
Gerald Bergh	Class IV
Mark Rosenwald	Alt. # 2

CHAIRMAN

Mr. Bergh nominated Larry Josephs, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

Larry Josephs chaired the rest of the meeting

VICE CHAIRMAN

Mr. Josephs nominated Mr.Bergh, seconded by Mr.Barenburg. In favor” Mr.Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

SECRETARY

Mr. Gupta nominated Mr. Barenburg, seconded by Mr.Bergh. In favor: Mr.Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr.Rosenwald.

ATTORNEY

Mr. Josephs nominated Michael Herbert from the firm of Herbert, Van Ness, Cayci & Goodell, seconded by Mr. Pargament. In favor: Mr.Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

ENGINEER & PLANNER

Mr. Josephs nominated Laura Neumann from the firm of CME Associates, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

ADMINISTRATIVE OFFICER

Mr. Josephs nominated Donna Pignatelli, seconded by Mr.Barenburg. In favor: Mr. Barenburg, Mr.Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

DATES OF MEETINGS

A motion to approve the meeting dates was offered by Mr.Bergh, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr.Bergh, Mr. Betoff, Mr.Gupta, Mr. Paragement, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

NEWSPAPER

The Asbury Park Press is the first paper and the Star Ledger is the second paper. Offered by Mr. Josephs, seconded by Mr.Barenburg. In favor: Mr.Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr.Rosenwald.

REGULAR MEETING

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of November 6, 2013 was offered by Mr. Barenburg,

seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

A motion to approve/amend the minutes of December 18, 2013 was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

P.B.1087-13 DRS. SADON & RISLOVSKY – MEMORIALIZATION OF RESOLUTION GRANTING FINAL SITE PLAN APPROVAL

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

P.B. 1090-13 AMERICAN PLAZA III – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

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

P.B. 1102-13 MONMOUTH WORSHIP CENTER – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

P.B. 1000-13 DRIVEWAY ARMOR – WASIVER OF SITE PLAM

This application is being carried to the meeting of February 5, 2014, without further notice.

P.B. 1093-12 NET COST MARKET – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of February 19, 2014, without further notice.

Mayor Hornik left the meeting at 8:00 P.M.

P.B. 1096-13 GARIBO, LLC – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Salvatore Alfieri, Esq, represented the applicant. The site is located along the west side of Route 9, approximately 866 feet south of Route 520, Block 270 Lot 13, within the C-3 zone. Currently, the property contains a three story commercial building near the southeast corner, three one story dwellings along the northerly side property line, with associated walks, porches and decks, five

accessory shed/trailers and a paved parking area .

J. A. Palus from Dynamic Engineering reviewed the plan for the Board. Entered into evidence were the following exhibits:

- A-1 Aerial of Site showing proposed development - dated 12-3-13
- A-2 Site Plan Rendering – Phase 1
- A-3 Site Plan Rendering – Phase 2

The plan for Phase 1 is to construct a proposed one story bank known as Columbia Bank, with two drive thru lanes and proposed parking for 27 vehicles. Access is proposed by a right-in/right-out only driveway along Route 9 with looped circulation around the building and a by pass lane along the drive-thru area. The applicant has received NJDOT permits for access to the site. Landscape and lighting improvements are also proposed. Free standing signs are also proposed. Stormwater management is proposed utilizing road drain piping to an overland discharge toward the rear of the property and a gravel diffuser trench along the rear of Phase 1 parking area.

The plan for Phase 2 is to construct a one story office building of 6,750 s.f.with parking for 27 vehicles along the front of the building,
Access is proposed by a paved driveway along the northerly side property line intersecting the proposed Phase 1 access drive near the Route 9 right of way. Landscaping and lighting improvements are also proposed, including a refuse enclosure.
Free standing signs are also proposed. The stormwater management will consist of 2 proposed walled basins along the sides of the proposed office building receiving discharge from proposed inlets within the Phase 2 parking area. The proposed roof drain from Phase 1 is proposed to connect with the proposed Phase 2 inlets and the Phase 1 parking area is to also drain to the proposed Phase 2 inlets via curb scuppers and rip rap trenches.

The applicant is only requesting Preliminary approval for Phase 2 as there is no tenant at this time.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSE

A motion in the affirmative to grant Preliminary & Final Site plan approval to Phase 1 and Preliminary Approval for Phase 2 was offered by Mr.Barenburg, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr., Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury.

P.B.1039-09 BUCHMAN/GINA HILL FARM – OUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION

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.

Gerald Sonnenblick, Esq. represented the applicant. The subject 80.5 acre tract contains bifurcated frontages of 415 feet and 544 feet along Newman Springs Road(Route 520) opposite and slightly east of the Amsterdam Court intersection, Block 157 Lots 21.01 & 21.03, within the LC zone. The property also contains approximately 80 feet of frontage along Igoe Road at the most northeast property corner of the tract. Currently the property is vacant and wooded with the exception of a dirt road from Igoe Road along the northerly property line and through the western portion of the tract.

John Ploskonka, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Tax Map
- A-2 Colored Rendering of the Site
- A-3 Computed Lot Layout Plan
- A-4 Picture of Cannon Hill House #1
- A-5 Picture of Cannon Hill House #2

The applicant is seeking Preliminary Major Subdivision approval to subdivide the existing properties into 17 new lots, 15 for residential development with one open space lot and one open space/stormwater management lot utilizing the cluster development option available within the LC zone. The lots will be accessed by an approximately 2,675 foot long proposed cul de sac roadway from Route 520. Private water wells and septic systems are proposed for the site. A detention basin which will ultimately discharge into an existing wetland area east of the basin and continue to the existing drainage system along Route 520 is proposed to handle the increase in stormwater runoff.

Mr. Ploskonka referred to exhibits A-4 and A-5 to show what the homes might look like. He agreed with the Board concerns and stated that there would be environmental constraints on all of the properties which would not allow property owners to get rid of trees and other forest type plants in their yards and that these areas would be restricted by use of monuments and restrictive environmental covenants placed on the deed.

The character of the area is to build luxury homes and clustered designs with each home being individually designed. This subdivision will have no access to Igoe Road.

The applicant agreed that they will not build the proposed roadway at the site until obtaining Final Approval. The applicant reserves the right to build one luxury home on a portion of the property that access can be served by the Construction of a driveway.

The applicant agreed to work with the Township Water Department to arrange, if possible, the extension of water service to the site.

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

PUBLIC HEARING OPENED

Russell Reeves – 98 Reeds Hill Road
Would like to see more buffering

PUBLIC HEARING CLOSED

Some Board member expressed their concerns regarding the proposed development of the site as it related to the property's topography.

A motion to grant Preliminary Major Subdivision Approval was offered by Mr. Gupta, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Josephs, Mr. Elmansoury.

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

Respectfully submitted

Donna Pignatelli