

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 3, 2014

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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 7:30P.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. CHERBINI, MR. JOSEPHS, MAYOR HORNIK, MR. ELMANSOURY (arr.7:50), MR. MESSINGER, MR. ROSENWALD

ABSENT... COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

P.B. 1108-14 CAPTIVA HOLDINGS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL

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

P.B. 977-06 MORELLO PROPERTIES, INC. - FINAL MAJOR SUBDIVISION

Kenneth Pape, Esq. represented the applicant. The subject 23.3 acre tract contains 162 feet of frontage along Yellow Brook road, Block 364 Lots 60 & 63, in the R-80 zone. The easterly property line serves as the municipal boundary between Marlboro Township and Colts Neck Township. Currently, the property is vacant, contains an 80 foot wide access, utility and drainage easement adjacent to adjoining Lot 59, and abuts a variable width access, utility and drainages easement along the western property line. The property also contains an apparent 20 foot wide ingress and egress easement along the southerly property which provides access to School Road, west of the subject property. The property is also encumbered by stream corridor buffers along the northwest portion of the site associated with an unnamed tributary to Yellow Brook.

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

- A-1 Aerial photo of subdivivsion dated August 10,2006
- A-2 Colored rendering of subdivision dated October 17, 2014
- A-3 Plat of subdivision dated October 17, 2014

The applicant was granted Preliminary Major Subdivision Approval on March 4, 2009 to subdivide the property into ten (10) lots, eight (8) for residential development, one (1) open space lot and one (1) lot for stormwater management purposes. A proposed cul de sac roadway, namely Ruffians Run, is proposed to access the lots from Yellow Brook Road. The cul de sac will be constructed through an existing 80 foot wide access, utility, and drainage easement along adjacent Lot 59, and as such realignment of Yellow Brook Road at the proposed intersection is required. The proposed dwellings will be serviced by individual well and septic disposal systems. A detention basin is proposed to handle the increase in stormwater runoff generated from the proposed improvements. The applicant has purchase buffer property which will remain as a vacant lot and be dedicated to the Township.

All of the conditions from the Preliminary Resolution have been addressed and the applicant is now seeking Final Major Subdivision Approval. The following outside agency approvals have been obtained:

- Monmouth County Planning Board (Preliminary)
- Freehold Soil Conservation District
- NJDEP Letter of Interpretation
- Marlboro Township Environmental Commission
- Marlboro Township Fire Bureau

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

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1110-14 CRINE REALTY/PARKER CHASE – PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION

Mr. 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.

Kenneth Pape, Esq. represented the applicant. The subject 44.1 acre property is located on Crine Road and American Way, Block 180 Lot 83.14, within the R-80 zone. It contains 749 feet of frontage along the west side of Crine Road as well as 53 feet of frontage along the terminus of American Way. Currently the property has an open space lot associated with the Crine West – Section 1 residential development along Crine Road. An unnamed tributary to Deep Run traverses the site along the eastern portion of the property and the site is encumbered by wetlands, wetland buffers and conservation easements along said tributary corridor.

Mr. Pape stated that the application has been reviewed by the Environmental Commission and the applicant has agreed to do a site investigation between preliminary and final and will comply with all the Environmental Commissions' recommendations. A soil investigation will also be done.

John Ploskonka, P.E. from Concept Engineering testified on behalf of the applicant. The applicant is proposing to subdivide the tract into 17 lots, 16 for single family residential development and one 23 acre open space lot containing a stormwater infiltration basin for the proposed development.

Entered into evidence were the following exhibits:

- A-1 Aerial map with an overlay from the subdivision, dated November 24, 2014
- A-2 Colored subdivision map, dated November 24, 2014
- A-3 Aerial of site, dated November 24, 2014

This site was part of a court settlement dated December 24, 1985 which permitted development of the tract utilizing the R-30 zone requirements and bulk measures as the controlling standards for the development. Access is proposed via an extension of American Way from the adjoining Crine West development and all lots are to have access along a proposed double ended cul-de-

sac roadway. No access to the site is proposed along Crine Road. All lots will have public sanitary sewer and water service. The retention basin will work in that it will recharge the water back into the soil.

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

PUBLIC HEARING OPENED

The following resident spoke:

Mark Mullor - 255 Tennent Road
Has concerns with existing flooding

PUBLIC HEARING CLOSED

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

**P.B 970-06A K. HOVNANIAN SHOR ACQUISITIONS – COURT ORDER-
CONVERSION APPLICATION**

A motion to carry this application was offered by Mayor Hornik, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Mayor Hornik. Abstain: Mr. Betoff.

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

Respectfully submitted

Donna Pignatelli