

MARLBORO TOWNSHIP PLANNING BOARD

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MAY 20, 2015
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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. CHERBINI, MR. JOSEPHS, COUNCILWOMAN MAZZOLA, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. GUPTA, MR. PARGAMENT, MAYOR HORNIK, MR. ELMANSOURY

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

Mr. Messinger will be sitting in for Mr. Pargament and Mr. Rosenwald will be sitting in for Mr. Gupta.

P.B. 970-06A K. HOVNANIAN SHORE ACQUISITIONS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING CONVERSION APPLICATION FOR PRELIMINARY APPROVAL

This item is being carried to the meeting of June 3, 2015.

P.B. 1125-15 DAVID C. ABBOTT EARLY LEARNING CENTER – REVIEW & RECOMMENDATION

This application will be carried to a later date to be determined.

P.B. 1121-15 TOUBIN REALTY II, LLC – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

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 existing 5.2 acre property contains 200 feet of frontage along northbound Route 9, approximately 900 feet north of the Route 520 intersection, Block 176 Lots 21 & 22, within the C-4 zone.

Currently, the tract contains a three story office, as well as a one story office. A 25 foot wide ingress drive and a 25 foot wide egress drive provide access to the site from Route 9. A total of 174 parking stalls are provided throughout the site. The buildings are serviced by public water and sanitary sewer systems.

Walter Hopkin, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

- A-1 Colored rendering – landscaping, lighting & tree preservation plan, dated March 18, 2015
- A-2 Architectural rendering

The applicant is proposing to construct a 7,635 s.f. one story building addition east of the existing one story building onsite and connected to same by an enclosed breezeway. the proposed building addition is to contain three office suites of 2,500 s.f. each. The rear portion of the existing parking area is to be reconfigured and there will be an additional 36 spaces bringing the total to 209 spaces.

The dumpster container on the site will be relocated and screened.

Mr. Hopkin stated that the applicant has met all NJDEP requirements for stormwater at the site and that the new stormwater basin in the rear was adequately buffered.

Due to the surrounding topography, there is no reason to worry about drainage towards the neighbors and there will be no stormwater concerns created by the new addition.

The applicant agreed that there will be no doctors or similar medical offices at the site.

Stephen Radosti, AIA testified on behalf of the applicant. He stated that the building did not have sprinklers and that there would be perimeter lighting on the outside of the building.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Cherbini, Mr. Josephs, Mr. Messinger, Mr. Rosenwald. Opposed: Councilwoman Mazzola.

P.B. 1117-14 MONARCH POINTE, LLC – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SUBDIVISION

Salvatore Alfieri, Esq. represented the applicant. The subject 16.50 acre property is located within the R-20/15 zone, Block 119 Lots 23, 25 & 26. The site has 827 feet of frontage along the west side of Texas Road opposite and north of the Mountain Laurel Road intersection. Currently the property contains a vacant residential dwelling and a small pond exists near the easterly property line. The site is encumbered by wetlands along the same easterly property line.

Tim Lurie, P.E., from D.W. Smith testified on behalf of the applicant. The applicant proposes to subdivide the property into 20 new lots consisting of 18 lots for residential development and 2 open space lots. An approximate 1,400 feet long proposed cul de sac roadway is proposed to access the lots. All lots are to have public sanitary sewer including a pump station along Texas Road and water service via connection to existing mains with Texas Road and individual dry wells are proposed to capture and recharge roof runoff.

Entered into evidence were the following exhibits:

- A-3 Preliminary & final cross-sections
- A-4 Photos – existing conditions _ Rachael Drive
- A-5 Photos rendering overviews
- A-6 Earthwork analysis
- A-7 Typical plan
- A-8 Updated version of A-1 – overall subdivision

Properties south of the subject site are similarly zoned R-20/15 while properties north of the site are zoned LC and properties west of the site as well as east opposite Texas Road are zoned RSCS. All surrounding properties contain residential uses with the exception of vacant/wooded properties north and northeast of the subject site.

Mr. Lurie discussed many aspects of stormwater runoff and answered questions from the Board regarding the runoff. He stated that the stormwater management plan for the site is in compliance with the NJDEP requirements. It will be a wet basin that they have been monitoring for about 12 weeks.. The basin will be located east of Lot 25.07 and 25.08. The applicant agreed that all site

work will be done at one time and not done per lot.

Mr. Lurie described an 18 inch retaining wall that would be constructed behind existing homes on Rachel Drive. He stated that the landscape feature consisting of interlocking blocks would direct the flow of water from homes in the new development to the detention basin.

The Board had questions about the retaining walls and the maintenance of the walls. Mr. Alfieri suggested that this issue would be spelled out in a resolution and also by a deed of dedication to the homeowners.

PUBLIC HEARING OPENED

RON BADUM – 45 Rachael Drive

Has concerns with the proposed retaining walls and the water runoff

The applicant agreed to address the Boards concerns about the stormwater runoff, retaining walls and back fill issues.

This application is being carried to the meeting of July 1, 2015, without further notice.

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

Respectfully submitted

Donna Pignatelli