



MEMORANDUM

TO: Mayor Hornik & Community Vision Plan Committee

FROM: Heather M. Zieziula, P.P, AICP, Senior Planner

RE: Community Vision Plan Meeting 8/12/08

Date: August 18, 2008

The following is a summary of the issues discussed at the August 12, 2008 Community Meeting of the Smart Growth Vision Plan. Members of the public were in attendance and engaged in discussion concerning views of the community, in regards to housing, environmental issues, education, commercial development, land use...etc.

- **Housing:**
 - Increased population: taxes, need additional fire/police support, larger classroom sizes in schools, safer roads, especially for young drivers.
 - Additional development creates flooding concerns. Remediation is required. Mosquitoes become a problem and sump pumps needed.
 - Affordable housing should be done in conjunction with a pro-active development, such as a mixed use Town Center (right to land and reasonable development).
 - Insufficient amount of rental opportunities available, housing stock not affordable, especially for younger demographic who are just starting out. Possibly cluster in low density zones, near public transit/services and therefore reduce infrastructure and harm to environment.

- **Town Center:**
 - Center should include mixed uses, walkable, centralized location, create an identity for Township, sense of community, meeting/gathering area, public transportation.
 - Original Town Center at Rte. 79/School Rd. (Marlboro Village). Compare to Freehold, Red Bank, Pier Village, Long Branch...etc.
 - Location should be close to a commercially developed area, like Rte. 79 and 520.
 - Another possible location could be the acreage between Stevenson and Bucks Lane. Traffic is already at this location and could provide more benefit to a Town Center.
 - Town Center should aim at preserving Township character and environment and add ratables.
 - Should be centrally located and reduce traffic. Possibly locate near Henry Hudson Trail and near transportation.
 - Certain intersections should be analyzed before development of businesses, due to existing and future traffic concerns (Routes 9 & 18).
 - Steer away from using the Hospital site, due to the cost of purchasing the land and infrastructure issues. Also, a housing component may create an additional housing obligation.
 - People live in Marlboro to get away from an urban lifestyle and stay in the Township because of the presence of good schools and for retirement. Town Center should not mimic an urban setting. Keep any competition

between businesses within the municipality and spread the wealth with the neighbors.

- ***Environmental/"Green" Design:***
 - Draft ordinance green building standards for residential uses, schools, and public buildings.
 - Recycle rainwater (cisterns) and research "Cool Cities" partnership (Global Warming program).
 - Solar lighting for street lighting, wind farms, solar panels on the municipal and school buildings, geo thermal energy, and renewable energy farms should be explored. Former hospital site could be a potential location for research and an energy farm.
 - "Greening" of the community should be promoted and information provided to residents. This gesture is especially important as air quality and overall environmental concerns become more prominent issues.
 - Wildlife management especially for deer is needed (contiguous habitats). Deer population becoming very dangerous.
 - More population creates pollution concerns (air, noise, light). Pride of place in Township, with being quiet, serene, and clean.
 - Tree ordinance requires more enforcement.

- ***Open Space/Farmland Preservation:***
 - Encourage DEP's Green Acres Program for additional sites.
 - Within the last decade, there has been a big loss in open space, due to additional development. As a result, traffic issues develop and quality of life is lost.
 - Use brownfield remediation to save vacant lands.
 - 10% of open space is publicly owned. Statement should be verified.
 - Stattel Farm should be preserved as open space.
 - Brookrest Farm: Provides a service to the community and is a beautiful asset to Township's culture.

- ***Education:***
 - Excellent school system. Reason for living in Marlboro.
 - Full Day kindergarten needed, especially since Pre-K would like to enter into public schools. Special Education should be component to Pre-K.

- ***Historic Resources:***
 - Historic character suffering. Architectural standards should be in place to save these resources (i.e. Old Bridge).
 - Historic structures & C-1 Zoning should be preserved within the original Town Center.

- ***Circulation:***
 - Public transportation (shuttle service) to commercial areas, bus/train stations, and supermarkets should be provided (especially for Senior Citizens).
 - Lack of sidewalks along major routes or paths between neighborhoods.
 - Need parking for day trips to the City.
 - Roads should be made more walkable (sidewalks), bike friendly, and safe.

- ***Commercial Development:***
 - Encourage commercial development through ordinances (Routes 79 & 9). Buffer between residential and commercial uses, with residential bearing the burden of the buffering.
 - Too much retail development may lead to an increased need for services, then higher taxes, traffic...etc.
 - Ratables must be large enough to affect taxes. Balance between creating ratables and maintaining a quality of life.
 - Business Integration Task Force – Shared Services, Technology.

- ***Recreation:***
 - Volume from recreation uses is a give and take situation.
 - Need for Teen and Senior Centers.

- ***Why live in Marlboro?***
 - Good schools
 - Sense of Community
 - Quality of Life
 - Quiet, away from city
 - Pride
 - Quality Historic Homes
 - Recreation Opportunities