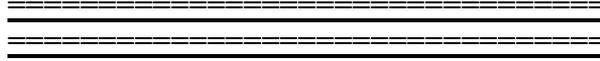


MARLBORO TOWNSHIP PLANNING BOARD
FEBRUARY 5, 2020



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. BARENBURG 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. BETOFF, MR. PARGAMENT, MR. BARENBURG, DR. ADLER, MR. KANSKY, MR. KESSLER

ABSENT... MR. GUPTA, MR. SLOPOLSKY, MR. GAGLIANO, MS. FRANCO, COUNCILWOMAN MAZZOLA, MAYOR HORNIK

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

SALUTE THE FLAG

A motion to approve/amend the minutes of January 15, 2020 was offered by Mr. Kessler, seconded by Dr. Adler. In favor: Mr. Pargament, Mr. Barenburg, Dr. Adler, Mr. Kessler.

P.B. 1039-09 ADAM BUCHMAN/GINA HILL FARMS – PUBLIC HEARING – AMENDED PRELIMINARY & FINAL 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.

Salvatore Alfieri, Esq. represented the applicant. The existing property contains 105 acres and together provide bifurcated frontages of 415 feet and 544 feet along Route 520(Newman Springs Road) opposite of the Amsterdam Court intersection, Block 157 Lot6s 21.01, 21.03 & 22m within the LC zone.

The applicant was granted Preliminary Major Subdivision approval per Resolution dated

February 9, 2014, to subdivide Lots 21.01 and 21.03 into 17 lots consisting of 15 residential lots, 1 open space lot and 1 open space/stormwater management lot utilizing the cluster development option. Subsequent to that approval, Block 157 Lot 22 has been added to the overall tract, thereby allowing for the currently proposed additional subdivide properties.

The applicant was also granted Preliminary and Final Minor Site Plan approval to construct a single family residential dwelling on proposed Lot 6.

The applicant is currently seeking Amended Preliminary and Final Major Subdivision approval to subdivide the existing properties into 22 new lots, 19 for residential development with 2 open space lots and 1 open space stormwater management lot.

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

- A-1 Plan approved in 2013
- A-2 Survey of property dated February 5, 2020
- A-3 Minor Site Plan dated February 5, 2020
- A-4 Landscape Plan dated February 5, 2020
- A-5 Major Subdivision Plan dated February 5, 2020

Mr. Ploskonka testified that the 42 acres of open space will be maintained by the development's Homeowners Association.

The roadway will be 30 feet wide, not 28 feet, as required by RSIS. All the environmental requirements have been performed and that an LOI has been applied for. It was agreed that a Phase 1 Environmental Study would be done on the property and that if required, a Phase 2 would then be performed if contamination was found.

Sidewalks will be placed on one side of the street so that there is not a lot of impervious coverage, the sidewalk will continue all the way around the cul-de-sac.

The applicant agreed to use double silt fences and straw bales to control runoff during construction

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

PUBLIC HEARING OPENED

Frank Praino – 130 Igoe Road

Asked if there would be access to the site from Igoe Road. The applicant said there would be no

access from Igoe Road

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Pargament, seconded by Dr. Adler. In favor: Mr. Betoff, Mr. Pargament, Mr. Barenburg, Dr. Adler, Mr. Kansky, Mr. Kessler

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

Respectfully submitted

Donna Pignatelli