

**MARLBORO TOWNSHIP PLANNING BOARD**

=====  
**DECEMBER 16, 2015**  
=====

**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD SECRETARY 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. BARENBURG, MR. BETOFF, MR. GUPTA(arr.7:45),  
] MR. PARGAMENT, MR. CHERBINI, COUNCILWOMAN  
MAZZOLA, MR. MESSINGER**

**ABSENT... MAYOR HORNIK, MR. ELMANSOURY**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of December 2, 2015 was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Councilwoman Mazzola, Mr. Messinger.

**CITIZENS VOICE**

Martin Powers – 34 Halifax Drive

Mr. Powers asked about several sites in town and has concerns with the traffic signal on Tennent Road and Route 520.

**ORDINANCE 2015-18 – TO CREATE A NEW SECTION 220-71.1” MFD MULTI FAMILY DISTRICT” AND TO AMEND THE ZONING MAP**

This ordinance is to rezone the property located with frontage along Route 79, Church Lane & Tennent Road, known as Block 150 Lots 2, 3, 4 and 9, Block 151 Lot 4, Block 1478 Lot 31 and Block 149 Lot 16 in the official tax map to the MFD III Multi Family Zone.

This ordinance change is pursuant to the Board's previous review and determination of amended 2015 Settlement Agreement of litigation between Arno Holdings, LLC successor in interest to Bluh/Batelli Family and the Township of Marlboro and the Planning Board of the Township of Marlboro for approximately 76.6 acres of land located in the Township.

The proposed Amended 2015 Settlement Agreement proposes a total of 250 units for the subject property which will consist of 200 multi-family market rate units and 50 multi-family non-age restricted low and moderate income units to be built on the site. The agreement includes a donation of land to the Township, subject to necessary easements, a portion of which will be restricted to park and recreation use (the portion in Block 150) and a portion of which is located in Block 151 with no restrictions.

Ms. Neumann stated that this recommendation complies with the Township Master Plan.

A motion in the affirmative was offered by Mr. Pargament, seconded by Councilwoman Mazzola. In favor: Mr. Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Councilwoman Mazzola.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Betoff, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Councilwoman Mazzola.

**P.B. 1130-15 PIERRE CRAWLEY – PUBLIC HEARING – MINOR 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.

Salvatore Alfieri, Esq. represented the applicant. The subject 5.2 acre tract consist of two lots, Lot 4.01 and 5.08. Lot 4.01 has frontage along Conover Road and is situated in the LC zone. Lot 5.08 is located along Classic Way within the R4/30 zone. Currently both lots contain single family residential uses.

The property was the subject of a previous application before the Planning Board which received Minor Subdivision approval per Resolution dated August 1, 2001 to perform a lot line adjustment between the subject lots, ultimately yielding two new lots, proposed Lot 5.08 which was to be 56,700 s.f. in size and proposed Lot 4.01 which was to be 170,000 s.f.

The above approval was never perfected and the applicant is seeking Minor Subdivision approval to perform the line adjustment. Since the prior approval Lot 4.01 has been rezoned from R-80 to the LC zoning district.

There are no variances or design waivers being requested with this application.

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Cherbini. In favor:

Mr. Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr, Cherbini, Councilwoman Mazzola.

A motion to adjourn was offered by Mr. Gupta, seconded by Mr. Pargament.

Respectfully submitted

Donna Pignatelli