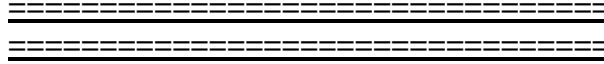


MARLBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 21, 2016



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. CHERBINI, MR. GUPTA, MR. SLOTOPOLSKY,
MR. MESSINGER, MR. PARGAMENT, MR. BARENBURG,
COUNCILWOMAN MAZZOLA, MR. GAGLIANO**

ABSENT... MR. BETOFF, MAYOR HORNIK, MR. ZUCKERMAN

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

A motion to approve/amend the minutes of August 3, 2016 was offered by Councilwoman Mazzola, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Slotopolsky, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Mr.Gagliano.

CITIZENS VOICE

No one from the public spoke.

SALUTE THE FLAG

Mr. Gagliano will be sitting in for Mr. Betoff.

P.B. 1140-16 TUSHARKUMAR MISTRY – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL FOR PHASE 1 & PRELIMINARY MAJOR SITE PLAN APPROVAL FOR PHASE 2

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

P.B. 1144-16 MAPLE TREE PLAZA, LLC – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

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

P.B. 1119-15 STILLWELL HOLDINGS, LLC. – PUBLIC HEARING – FINAL 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.

Salvatore Alfieri, Esq. represented the applicant. The site is approximately 38.3 acres (Lots 3 & 4) and contain 1,816 feet of frontage along the west side of Buckley Road opposite the Blueberry Hill intersection, within the R-80 zone, Block 421 Lots 3 & 4. The properties each currently contain an existing dwelling with associated walks and patios and each with various accessory structures. Access is provided at various points along Buckley Road with various dirt trails leading to cultivated areas of the site. The property is bordered along the west property line by a NJ Transit right-of-way now including part of the Henry Hudson Trail.

The applicant was granted Preliminary Major subdivision Approval per resolution dated November 4, 2015 to subdivide the property into a total of 17 new lots, 15 for residential development and 1 open space lot with a stormwater basin, and 1 reconfigured lot that will contain the existing dwelling on existing Lot 4 as well as the barns/accessory structures to the rear of the existing dwelling. Two new roadways are proposed to provide access to the new residential lots. The existing residential dwelling and associated accessory improvements on Lot 3 are proposed to be removed.

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

- A-1 Sheet 3 of 23 – subdivision plan
- A-2 Sheet 17 of 23 – grading & clearing plan

Mr. Zelina stated that the Preliminary Approval had to be amended for further variance relief in that on Lot 3 of the subdivision there is an existing single family home with three accessory structures that include two barns and one shed. The shed will be removed and the two barns will remain. One of the barns goes into the setback as well as the fact that it is in the front yard

thereby requiring a variance. The applicant has moved the property line so that the barns will no longer need a setback variance.

Mr. Zelina also stated, that at the request of the Board, a sidewalk will be built along Buckley Road but the sidewalk would end 100 feet from the property line due to the topography in the area. Buckley Road will be widened but there will be a pavement taper where the property ends so that there is not a traffic issue. The house on Lt 3 will be demolished prior to the first Certificate of Occupancy being issued. The applicant will bond for the demolition of the house with the understanding that it must be demolished prior to the first Certificate of Occupancy being issued.

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

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli