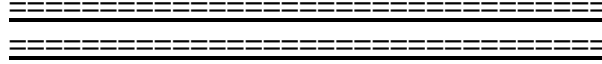


**MARLBORO TOWNSHIP PLANNING BOARD**  
**APRIL 18, 2018**



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

**MR. PARGAMENT 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 (arr.7:40), MR. SLOTOPOLSKY, MR. GAGLIANO, MR. PARGAMENT, MS. FRANCO**

**ABSENT... MR. BETOFF, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MAYOR HORNIK, MR. KANSKY**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of April 4, 2018 was offered by Mr. Cherbini, seconded by Ms. Franco. In favor: Mr. Cherbini, Mr. Pargament, Ms. Franco.

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1168-18 AMBOY AVENUE PARTNERS, LLC- PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN**

This application is being carried to the meeting of June 6, 2018, without further notice.

**P.B. 1167-17 BRIAD DEVELOPMENT GROUP, LC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

**P.B. 1159-17 D'AMORE – PUBLIC HEARING – MINOR 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 1.01 acre property is located at 39 Harbor Road and contains 227 feet of frontage along the easterly side of Harbor Road approximately 1,775 feet north of Route 79, Block 170 Lot 23, within the LC zone. Currently, the property contains 2 one story dwelling each having access along Harbor Road with the northerly dwelling having associated walks, a detached garage, and a shed.

Entered into evidence were the following exhibits:

- A-1 Blue prints for 37 Harbor Road from 1955
- A-2 Building permits from 1960
- A-3 Photographs showing the current drainage
- A-4 1960 Subdivision application
- A-5 Drainage area

Mr. D'Amore stated that there will be an easement to remove the encroachment of the driveway that the single family homes on the site. He stated that the existing onsite improvements would be removed prior to the filing of any plat or deed. He will submit plans for 4 bedroom homes and a plan for septic service for each house.

Dan Caruso, P.E. testified on behalf of the applicant. He reviewed the drainage areas and stated that the stormwater system will take care of the stormwater runoff for the 3 acres. Mr. Caruso testified that there would not be any encroachment to the 50 ft. stream encroachment area but that they would need to obtain some relief to do stream encroachment averaging. He testified that the applicant will comply with all the requirements from the CME Associates, March 19, 2018 report.

James Higgins, P.P. testified as to the various variances that are required for this property. He reviewed the positive criteria with the Board, showing that this was an improvement to the area.

Laura 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. Cherbini, seconded by Mr. Gagliano. In favor: Mr. Cherbini, Mr. Gupta, Mr. Gagliano, Ms. Franco, Mr. Pargament, Mr. Slotopolsky.

**P.B. 1170-18 ADAM BUCHMAN – SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is a 73.06 acre tract and contains 412 feet of frontage along Route 520 opposite and slightly east of the Amsterdam Court intersection, and contains approximately 80 feet of frontage along Igoe Road at the most northeast property corner of the tract, Block 157 Lot 21.03, within the LC zone.

Currently, the property is mostly vacant and wooded with the exception of a dirt road from Igoe Road along the northerly property line and through the western portion of the tract along with a barn and baseball field which are associated with the dwelling located on Lot 21.02

The applicant is seeking Minor Site Plan approval to construct a 2 story single family dwelling with associated amenities. A private water well and septic disposal system are proposed to service the dwelling.

John Ploskonka, P.E. testified on behalf of the applicant. He testified that this property is defined as a major development and is in compliance with NJDEP standards. Mr. Ploskonka testified that all the comments in the CME report dated March 19, 2018 will be addressed by the applicant, along with comments from police and the fire official.

Laura 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., Gupta, seconded by Mr.Gagliano. In favor: Mr.Gupta, Mr. Gagliano, Mr. Cherbini, Mr. Pargament, Mr. Slotopolsky.

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

Respectfully submitted

Donna Pignatelli