

**TOWNSHIP OF MARLBORO**  
**1979 TOWNSHIP DRIVE**  
**MARLBORO, N.J. 07746-2299**  
**(732) 536-0200 EXT.1217**  
**FAX: (732) 617-0215**

**MARLBORO TOWNSHIP PLANNING BOARD**

**Mark Barenburg**, Chairman  
**Andrew Pargament**, Vice Chairman  
**Neil Betoff**, Secretary  
**Jonathan Hornik**, Mayor  
**Donna Pignatelli**, Administrative Officer

**CME Associates**, Engineer  
**Michael Herbert**, Attorney  
**CME Associates**, Planner

**WEDNESDAY – JULY 17, 2019**

**7:30 P.M. TOWN HALL**

**AGENDA**

SUNSHINE ACT  
ROLL CALL  
SALUTE THE FLAG

- MINUTES**                      Approve/amend the minutes of May 1, 2019
- CITIZENS VOICE**            Anyone wishing to address the Planning Board about a matter not listed on the agenda, please sign in (3 – 5 minutes limit)
- DISCUSSION**                AMBOY AVENUE PARTNERS – Temporary Restroom Plan
- P.B. 1185-18**                JP MORGAN CHASE BANK, N.A. – Memorialization of Resolution Granting Preliminary & Final Site Plan Approval, Block 351 Lot 1
- P.B. 1159-17**                ANTHONY D’AMORE – Extension of Time  
The applicant received Minor Subdivision Approval on May 2, 2018 and on November 12, 2018 was granted a 190 day Extension of Time to expire May 21, 2019  
  
The applicant is now seeking a 60 day Extension of Time to file the map and perfect the approvals, Block 170 Lot 23
- P.B. 1193-19**                THE CHURCH IN MARLBORO – Public Hearing – Preliminary & Final Site Plan Site Plan  
The site is located at 523 Union Hill Road and contains 316 feet of frontage on southbound side of Union Hill Road, Block 299 Lot 154 within the R-80 zone  
  
The applicant is seeking to develop the site as a church, which is permitted as a Conditional Use

RESOLUTION

APPROVAL OF SIX (6) EXECUTED HOUSING DEVELOPERS AGREEMENTS

Marlboro Development  
Buckdale, LLC  
El at Marlboro 79, LLC  
3 Ronson, LLC  
Ashbel Associates  
M & M 483 Route 79

REDEVELOPMENT - A **PUBLIC HEARING** pursuant to New Jersey local redevelopment housing law (NJSA 40A:12A-1 et esq) for the purpose of investigating and determining whether certain properties qualify as “areas in need of redevelopment”, pursuant to the criteria set forth in NJSA 40A:12-5. The properties in question are as follows:

Block 103 Lot 1	102 Texas Road
Block 111 Lots 4,10,11,12,13	137 Texas Road
Block 146 Lots 28,30,31,32,33,38	426 Texas Road
Block 147 Lot 34	158 Tennent Road
Block 170 Lots 2,3	147 Tennent Road
Block 172 Lot 13.01	249 Spring Valley Road
Block 268 Lot 79	77 Route 520

These properties consist of five study areas which will also be known to gather as the “overall study area”.

**EXECUTIVE SESSION**

OTHER PLANNING BOARD BUSINESS