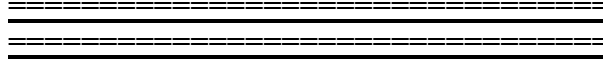


MARLBORO TOWNSHIP PLANNING BOARD
DECEMBER 18, 2019



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. SLOTOPOLSKY, MR. PARGAMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. KANSKY, MR. KESSLER

ABSENT... MR. GUPTA, MR. GAGLIANO, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Kansky will be sitting in for Mr. Gupta and Mr. Kessler will be sitting in for Mr. Gagliano.

A motion to approve/amend the minutes of December 4, 2019 was offered by Mr. Kessler, seconded by Ms. Franco. In favor: Ms. Franco, Mr. Barenburg, Dr. Adler, Mr. Kessler

CITIZENS VOICE

No one from the public spoke.

P.B. 1168-18 AMBOY AVENUE PARTNERS – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF PERMANENT BATHROOM FACILITY

A motion in the affirmative was offered by Ms. Franco, seconded by Dr. Adler. In favor: Ms. Franco, Mr. Barenburg, Dr. Adler.

MASTER PLAN – MEMORIALIZATION OF RESOLUTION ADOPTING THE MASTER PLAN REEXAMINATION & HOUSING ELEMENT & FAIR SHARE PLAN FOR MARLBORO TOWNSHIP

A motion in the affirmative was offered by Mr. Kessler, seconded by Mr. Barenburg. In favor: Ms. Franco, Mr. Barenburg, Dr. Adler, Mr. Kessler

P.B. 1110-14 CRINE REALTY/PARKER CHASE – 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.

Kenneth Pape, Esq. represented the applicant. The proposed site is 44.1 acres and contains 749 feet of frontage along the west side of Crine Road as well as 53 feet of frontage along the terminus of American Way, Block 180 Lot 83.14, within the R-80 zone.

On January 7, 2015, the applicant was granted Preliminary Subdivision approval to subdivide the tract into 17 lots, sixteen for single family residential development and one 23 acre open space for containing a stormwater infiltration basin for the proposed development.

The subject property was part of a court settlement dated December 24, 1985 which permitted development of the tract utilizing the R-30 zone requirements and bulk measures as the controlling standards for development.

Access is proposed via an extension of American Way from the adjoining Crine West development and all lots are to have access along a proposed double-ended- cul de sac roadway. No access to the site is proposed along Crine Road.

This application now amends the previous 16 Lot residential subdivision to 13 lots.

Mr. Ploskonka, P.E. testified on behalf of the applicant and entered the following exhibits.

- A-1 Aerial plan dated December 18, 2019
- A-2 Colorized Subdivision Grading & Utility Plan, dated June 4, 2014
revised December 6, 2018
- A-3 Black/White Final Plat

Mr. Ploskonka reviewed with the Board, wetlands and stormwater approvals for the site and the changes required by the updates to the Township ordinances. He confirmed that the applicant would comply with the December 3, 2014 resolution with regards to fencing and barriers around the stormwater basin.

Mr. Ploskonka agreed that the requirements that certain tree measurements be taken, did not apply to this matter and that there wasn't a need for soil and groundwater condition reports since they have already been done for this site.

The stormwater basin will be privately owned by a homeowners association.

The size of the homes would be between 4,500 s.f to 7,800 s.f. The Board was concerned about the placement of pools, gazebos and tennis courts, since there is a requirement of impervious surface of 30%. The house would take up 20% and the extra 10% was left over for the pools, gazebos and tennis courts,

There will be a basement drain collection for the stormwater. The applicant agreed with all the silt fence and backfill ordinances for the site.

Alison Coffin, P.P. testified on behalf of the applicant. She testified that she had visited the site and reviewed all of the materials as well as reviewing previous application approvals and the court settlement. She stated that there were two variances required, a frontage and lot coverage variances. She stated that the variances could be granted since the property had challenging size requirement and topographical requirements.

Several Board members had various concerns with the site. One was the flooding that occurs where this application is proposed. The Board asked the applicant to do everything possible to assure that stormwater would not be an issue.

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

PUBLIC HEARING OPENED

The following residents spoke:

Jordan Strohl – 330 Deerfield Road
Concerns with construction trucks accessing the site

Peter Schneider – 500 Deerfield Road
Concerns also with construction trucks entering the site

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Dr. Adler, seconded by Ms. Franco. One vote was cast.

Meeting adjourned

Respectfully submitted

Donna Pignatelli