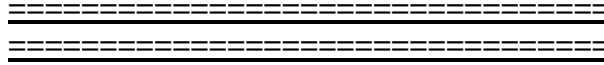


**MARLBORO TOWNSHIP PLANNING BOARD**

**May 20, 2020**



**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG 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. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. KESSLER.**

**ABSENT: MAYOR HORNIK, STVEN KANSKY, MR. GUPTA**

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

A motion to approve/amend the minutes of May 6, 2020 was offered by Neil Betoff, seconded by Councilwoman Mazzola. All Approve

**CITIZENS VOICE**

No one from the public registered to speak

**P.B. 1204-20**

Lucas Development- Public hearing- Minor Site Plan, block 172 lot 40.04  
The site is approximately 1.8 acre with 134 feet of frontage along Commercial Court, approximately 550 feet west of the Tennent Road intersection, Block 172 Lot 40.04 within the IOR Zone. The Applicant is seeking approval to construct an approximate 2,625 s.f. (45 feet by 65 feet) 1-

story accessory building along the rear of the existing parking area and abutting the existing wetland buffer area.

Structure will be used to store landscaping and snow removal equipment. There will be no equipment stored outside the unit. Concerns regarding proximity to wetlands will be addressed with Engineer and possibly DEP. Applicant will meet with Fire Marshall to review comment on his report. Lucas will address all comments in engineering report dated 3-2-20. Representing Lucas Development was Salvatore Alfieri, Esq., Mark Leber, Engineer and Planner with Eastpoint Engineering.

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

**P.B. 1195-19**

Brookstone@Casola Farms- Public Hearing –Preliminary & Final Major Subdivision The site is 6.9 acres with 326 feet of frontage along the south side of Route 520 approximately 110 feet west of the Dunn Drive intersection, Block 214 Lots 1 & 2, within the R 30/20 zone.

The applicant proposes to remove all existing site improvements and subdivide the property into 7 new lots, 6 for residential and 1 for open space/stormwater management. Appearing for the Applicant was Salvatore Alfieri, Esq., Andrew Werbler and Walter Hopkin representing WJH Engineering. Homeowners will be responsible for maintenance of property maintenance through a HOA.

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

**P.B. 1208-20**

Marlboro Township Board of Education-Solar Panel Installation- review and recommendation- Project consists of installing Solar Panels of the roofs of various Board of Education schools and Administrative offices. Contractors will get all required permits, including Zoning, Building, and Tree Removal. This is an Energy Savings Project. Representative from EZ- Energy , affirmed that no roof repairs will be needed. This project will be a “Power Purchase Agreement” with no costs to the Board of Education. Presenting on behalf of EZ Energy were Jim Brown, Louis Ianniello, and William Lodato. Representing the Board of Education was Vincent Caravello, Business Administrator.

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

Motion to adjourn @ 8:50p.m. offered by Ms. Franco 2<sup>nd</sup> Dr. Adler, all approve

Respectfully submitted: Suzanne Rubinstein