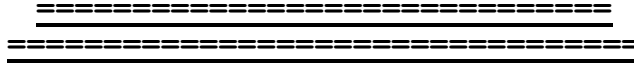


**MARLBORO TOWNSHIP PLANNING BOARD**

**July 21, 2021**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:34P.M.

CHAIRMAN 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 MS. FRANCO, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. BETOFF, MR. KESSLER, MR. GAGLIANO, MR. SLOTOPOLSKY AND CHAIRMAN BARENBURG

ABSENT MR. PARGAMENT, MR. GUPTA, MR. KANSKY, AND MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of June 2, 2021 was offered by Mr. Kessler, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

**P.B. 1214-21 SPG Marlboro, LLC Stone Rise**- Public Hearing seeking Preliminary and Final Major Site Plan approval to construct a residential complex of twenty one buildings totaling 280 housing units of which 58 will be designated as non-age restricted affordable rental units. The construction will include a clubhouse, pool, play area and electric vehicle charging stations located at 137 Texas Road, Block 111, Lots 4 and 10-13 within the R-60 Scattered Site Redevelopment Area.

The Board took jurisdiction and entered evidence A1- A70

All professionals were sworn in.

Michael Herbert, Board Attorney started the meeting reminding the Board members that this application is part of a settlement agreement to provide affordable housing within Marlboro. This site is within in the scattered sites.

Donna Jennings, Esq. described the site as 137 Texas Road. Presently the site has a vehicle salvage yard and a homestead on the property. The balance of the 34 acres site is wooded. The salvage yard and homestead property will be removed before building starts. There will be 58 affordable units that satisfies the 20% requirement.

Eric Ballou, Site Engineer. Presented exhibit A-65 Site Plan. The proposed site is located at 137 Texas Road. Across the street there is various single family homes, but the majority of the area is forested. They are proposing 20 buildings that will have 11 one bedroom units, 257 2 bedroom units and 12 3 bedroom units. The project will be built in three phases. Phase 1 one will include widening Texas Road by 8 feet, adding curbing and sidewalks, recreation building and 8 buildings with 112 units 24 will be affordable. Phase 2, 6 buildings with 86 units and 16 affordable, phase 3 6 buildings, 82 units and 18 affordable.

There will be two entrances. One entrance will have access to make right and left turns, one will only be right in and right out turns. 16 acres will be preserved as open space. There will be three signs in the development, they will have a clubhouse, pool, Dog Park, play areas and pergola on the site.

There will be 24 foot drive aisles in phase 1 & 2, phase 3 will have 30 foot drive aisle as requested by the Township Fire Official. There will be extensive line stripping and pedestrian walkways that lead to all areas of the development, including the recreational areas and dog park. There will be 8 enclosures for solid waste with plantings to screen the areas. There will be a need for construction trailers but no sales trailer on site. They have planned 559 parking spaces that include garages and 12 electric charging stations. All fixtures in the development will be LED and they will have bollards for lighting as well. All foundations will have landscaping around them, there will be various landscape buffers and various landscaping throughout the development. To ensure proper storm water management, there will be 3 basins installed. Basin A will be an infiltration system, basin B-1 will be a retention basin and basin B-2 will be an infiltration system. The development will connect to existing services through WMUA. The development expects to allow Title 39 oversight.

Robert Larsen-Architect/Planner. The development will consist of 280 units, 222 will be rented at market, and there are 58 affordable units. Majority of the units will be 2 bedroom 2 bathrooms. The market rate units will be between 1253 to over 1500 square feet. All buildings will have affordable units. All affordable units will be on the first floor and be ADA compliant and handicapped accessible. There are no basements in any building. Garages have access to the outside and stairwells in the building. There will be storage units in each building that residents can rent. There are no common hallways all units will have heating and Ac and the system installed will not need exterior condensers on the ground. All interiors will have high end finishes and all buildings will have sprinklers installed. All appliances will be energy star and installation of driveways requires less pavement which is part of green building. All garages will have the capability to be used as a charging station. All entrance areas will have security cameras. The recreation building all buildings including the recreation building will have stone and stucco finishes. The recreation center will be 4627 square feet, have a gym, theatre, meeting rooms and leasing office. There will be a generator. The resident can rent a room for small gatherings. The gatherings cannot exceed 25 people. There is a covered porch and pergola. The recreation building will not be attached to the pool. The pool will be fully enclosed by a fence. The site is requesting three signs. A sign at the entrance and two development map signs are requested by the Fire Bureau. The signs will be 6 feet in height. Each building will have building mounted unit numbers and will also adhere to the Fire Bureau request. They are proposing two 8 foot walls along the entrance on Texas Road. They will be putting in an application as requested by the Board to the DEP to see if they can continue the sidewalks along Texas Road that will be built over wetlands. If not allowed they will make a donation of sidewalks to another area.

Gary Dean- Traffic Engineer. Due to COVID the counts being used were taken from the DOT. It is expected that there will be 130 traffic movements during morning peak hours and 160 traffic movements during evening peak hours. They expect during the evening there will be 100 cars entering the site and 60 leaving the site. Texas Road offers a Level B service to the area and they do not believe this development impacts the level of service greatly. The main driveway is on Texas Road at the crest of the road allowing for 100% visibility. The 2<sup>nd</sup> entrance by recreation building will be right in right out only. The parking space size and amount of spaces complies with all applicable regulations. There were new counts done in June with less traffic movements than the DOT report and they feel these numbers are still valid. As requested by Laura

Neumann another study will be done to include other streets in the area. The report will be sent to Laura Neumann for review.

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

Public Hearing Opened:  
No one registered to speak  
Public Hearing Closed

A motion in the affirmative was offered by Mr. Kessler seconded by Mr. Gagliano, with a vote of 8-0

In favor: Ms. Franco, Councilwoman Mazzola, DR. Adler, Mr. Betoff, Mr. Kessler, Mr. Gagliano, Mr. Slotopolsky and Chairman Barenburg

**P.B. 1202-20 Marlboro Development Group**, - Memorialization for Preliminary and Final Subdivision approval to subdivide the property into four new lots consisting of one for attached townhome dwellings within 18 buildings and one lot for multifamily affordable housing units and two lots for commercial development, Block 213.01, Lot 44 within the GH-1 Zone.

A motion in the affirmative was offered by Mr. Betoff seconded by Councilwoman Mazzola with a vote of 5-0 in favor: Mr. Betoff, Ms. Franco, Councilwoman Mazzola, Mr. Kessler and Chairman Barenburg.

Motion to adjourn @ 9:33 p.m., offered by Ms. Franco, 2<sup>nd</sup> Dr. Adler, all approve.

Respectfully submitted: Suzanne Rubinstein