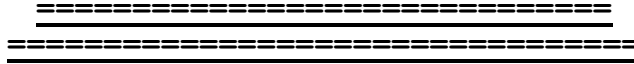


MARLBORO TOWNSHIP PLANNING BOARD

August 4, 2021



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:32P.M.

VICE CHAIRMAN 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 MS. FRANCO, DR. ADLER, MR. KESSLER, MR. SLOTOPOLSKY, MR. GUPTA, MR. PARGAMENT AND STEVEN KANSKY

ABSENT CHAIRMAN BARENBURG, MR. BETOFF, MR. GAGLIANO, COUNCILWOMAN MAZZOLA AND MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT, AND LAURA NEUMANN

A motion to approve/amend the minutes of July 21, 2021 was offered by Mr. Kessler, seconded by Mr. Slotopolsky. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B. 1209A-20 Touchstone Veterinary Center- Public Hearing seeking Amended Preliminary and Final Major Site Plan approval to modify the building addition. The building will no longer include a basement, but will instead increase the size of the second floor building area located at 382 Route 79, Block 153, Lots 12 within the CS Zone.

The Board took jurisdiction and entered evidence A1- A15

All professionals were sworn in.

Attorney Anthony Hatab represented the applicant. This application is seeking approval to modify the building addition. This is a 2 ½ acre lot. September 16th the applicant appeared and was granted

site plan approval and was memorialized in November of 2020. The approval was a 2 story addition with basement. The applicant is looking to have no basement and to increase the use of the 2nd floor. There is no change to the footprint of the building.

Marc Leber-Engineer. There are minor changes to the plan. They will increase the size by 100 square feet and has added a generator. They presently have 25 parking spaces, but can increase to 27 spaces if requested. The applicant is eliminating the basement and increasing the use of the 2nd floor. There is no change to the use of the building. All set backs have remained the same. All remarks from the Engineer report will be addressed.

Warren Freedendfeld-Architect. The aesthetic of the building has improved. The 2nd floor will have all the items that were originally in the basement. Staff lounge, office space, and storage.

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. Gupta seconded by Dr. Adler, with a vote of 7-0

In favor: Mr. Gupta Ms. Franco, Dr. Adler, Mr. Slotopolsky, Mr. Kessler, Mr. Kansky., Mr. Slotopolsky and Vice Chairman Pargament

P.B.1222-21 Ian Thompson-Preliminary and Final Minor Subdivision to construct a single family home located at 3 Collier Lane, Block 153, Lot 69 within the LC Zone

The Board took jurisdiction and entered evidence A1- A25

All professionals and Applicant were sworn in.

Catherine Kim-Attorney appeared on behalf of the applicant. The property is 3 Collier Lane. Presently on the property there is one dwelling, 2 sheds and an asphalt driveway.

Ian Thompson-Applicant, was born and raised in Marlboro, a volunteer Fireman and Township Police Officer. The property in

question is where he would like to build his home to be close to family.

Frank Baer-Engineer-This tract on land is on Beacon Hill Road and Collier Lane and is 4 acres in the LC Zone. Presently there is a two story home on the property. They propose to subdivide the property and construct a new home on a 1.14 acre of land. Collier Lane is a dead end street the road is paved, but has no sidewalks or curbs. The proposed home will be a two story home with a 4 car garage, patio and walk out basement. There is a septic system and private well. The home will be 4 bedrooms. There will be a 7.9% lot coverage. All comments in the Engineer report will be addressed.

Andrew Janiw-Planner, this is presently a 4 acre tract of land that is applying to be subdivided into two lots. One lot is 2.8 acres and one 1.14 acres on the corner of Beacon Hill Road and Collier Lane. The Zone was at one time listed as R80 until approximately 2004. The lot size in the LC Zone states 5 acres. In the area presently the homes are inconsistent with the LC zone. There are homes that are on 1.22 acres, 0.59 acres, 0.54 acres and 0.47 acres. Most home in the opinion of Mr. Janiw are more consistent with the R80 Zone. The variances needed will be, side set backs, minimum lot area, lot frontage, lot width, lot depth, front yard set back, maximum building coverage, maximum impervious coverage, tree removal and minimum undisturbed land. Mr. Janiw does not expect any run off problems from this home. The application fits into the Township Master Plan, will enhance the Community. The applicant will agree to put pavers and not concrete to lower lot coverage, and will agree to a dedication of the property. They will create a swale and do trenching to ensure no water issues.

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

Public Hearing Opened:

Mr. Peter Hedman, 106 Beacon Hill Road- owns property behind the proposed applicant, and is concern with the severe drop off from their land to his. He is concerned with additional flooding issues and tree removal.

Kathy Lent, 315 New Street Philadelphia, PA, speaking on behalf of parents at 100 Beacon Hill Road. Ms. Lent is concerned with the lot coverage, elevation of property, tree removal, septic system location, location of driveway and construction traffic. Ms. Lent presented an 8 page slide show labeled as E-1

Mary Turi, 119 Beacon Hill Road-Feels this will enhance the community and is in favor of the applicant

Angela Juffey, 115 Beacon Hill Road- in favor of application, the area always will have a water problem and the community have always handled it.

John Boyle, 33 Collier Lane-in favor of application, thinks the family will enhance the community.

Public Hearing Closed

After further discussion the applicant will table the application to review comments made by the Board and the Professionals. The next meeting will be August 18, 2021.

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P.B. 1214-21 SPG Marlboro, LLC Stone Rise- Memorialization granting 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.

A motion in the affirmative was offered by Mr. Kessler seconded by Ms. Franco with a vote of 4-0 in favor: Ms. Franco, Mr. Slotopolsky, Dr. Adler and Mr. Kessler.

Motion to adjourn @ 10:11 p.m., offered by Vice Chairman Pargament, 2nd Mr. Kessler, all approve.

Respectfully submitted: Suzanne Rubinstein