

**REGULAR MEETING  
OF THE TOWNSHIP OF Marlboro  
PLANNING BOARD  
DECEMBER 6, 2023  
7:30 p.m.**

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT:
5. APPROVAL/CORRECTION OF MINUTES:  
October 4, 2023
6. Order of Business:
7. **Farmland Preservation Plan-** Public Hearing to review submitted 2023 Farmland Preservation Plan.

**P.B.1245-22 156 Boundary Road, LLC, CPL** -Public Hearing seeking a one year extension of approval for a Preliminary and Final Major Site Plan approved on 11-18-20, located at 156 Boundary Road Block 214 Lot 50 within the LI zone.

**P.B. 1256-23 Juned Qazi-** Public Hearing to approve a proposed Minor Subdivision of to include a two story residential dwelling with a garage located at 444 Tennent Road Block 299 Lot 186 & 187 within the R-80 zone. **Will be carried to December 20, 2023**

**P.B. 1255-23 Shamrock@79** - Public Hearing to approve Major Site Plan located at 133 South Main Street Block 415, Lot 31 within the C-5 Zone.

**P.B. 1253-23 UNH Avet Brothers-**Public Hearing to approve a Major Subdivision approval to adjust lot lines of lots 155 and 157, located at Union Hill Road Block 299, Lot 155 & 157 within the R-8- zone.

**2024 Calendar Dates**

8. Resolution:  
**P.B. 1239-22 Suncrest Builders-** Memorialization granting a 190 day extension for Minor Subdivision approval for property located at Crine Road Block 171, Lot 22 located within the R-80 zone.  
**P.B. 1252-23 190 Route 9** - Memorialization granting approval to construct a 226 foot long fence along the north side of the property located at 190 Route 9 , Blocks 269, Lot 13.01 located within C-3 Zone.

## 7. ADJOURNMENT