

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 4, 2015
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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. JOSEPHS 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. BARENBURG, MR. BERGH, MR. BETOFF (arr. 8:00), MR. PARGEMENT, MR. CHERBINI, MR. JOSPEHS, COUNCILWOMAN MAZZOLA, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. GUPTA, MAYOR HORNIK, MR. ELMANSOURY

PROFESSIONALS PRESENT...

SALUTE THE FLAG

A motion to approve/amend the minutes of January 21, 2015 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

P.B. 1118-15 R. BAKER & SON – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

P.B. 1119-15 STILLWELL ROAD HOLDINGS, LLC – CONCEPT

At the applicant's request, this application is being carried to the meeting of March 18, 2015.

P.B. 1117-14 MONARCH POINTE, LLC – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

Mr. 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.

Salvatore Alfieri, Esq. represented the applicant. The subject 16.50 acre property is located at Block 119 Lots 23, 25 and 26, within the R-20/15 zone. There is 827 feet of frontage along the west side of Texas Road opposite and north of the Mountain Laurel Road intersection. Currently, the property contains a vacant residential dwelling and a small pond exists near the easterly property line. The site is encumbered by wetlands along the same easterly property line.

Jason Burneyko, P.E. from D.W.Smith Engineering testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Colored rendering of the site - dated 2-12-15
- A-2 Reduced copy of the plan – dated 11-11-14

Mr. Burneyko testified that the applicant is proposing to subdivide the property into 22 new lots consisting of 18 lots for residential development and 3 open space lots and a lot for a pump station. The houses will all be two story dwellings, 2 car garages and have basements. An approximate 1,400 feet long proposed cul-de-sac roadway is proposed to access the lots. All lots will have public sanitary sewer and water service via connection to existing mains within Texas Road and individual dry wells are proposed to capture and recharge roof runoff.

The applicant has not requested any variances and/or design waivers for this application.

Laura Neumann, P.E., P.P. reviewed her report and discussed it with the Board. The three proposed lots along the Texas Road frontage would be better served as being one with an easement to the WMUA for a pump station. Also discussed was the timing associated with the removal of the existing site improvements and apparent encroachments. She recommended that said items should be removed prior to the filing of the subdivision plat, if approved. She reminded the applicant and Board that Texas Road is subject to a 5 year roadway moratorium. The applicant needs to address the proposed stormwater management strategy. The proposed wet pond does not meet the minimum drainage area for a wet pond per Best Management Practices.

PUBLIC HEARING OPENED

The following residents spoke:

Ron Badum – 45 Rachael Drive

His concerns were related to drainage of the site

Maria Brayter - Texas Road

Her concerns were related to traffic on Texas Road and speed limits

PUBLIC HEARING CLOSED

The Board feels there is a lot of missing information on the plans. The applicant agreed to revise the plans to address all of the comments from the Board and all of the Technical comments from Ms. Neumann's report dated February 27, 2015.

This application is being carried to the meeting of April 15, 2015, without further notice.

A motion to adjourn was offered by Mr. Pargament, seconded by Mr. Bergh. One vote was cast.

Respectfully submitted

Donna Pignatelli