

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MARCH 18, 2015**  
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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERALD BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.**

**MR. BERGH 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, MR. CHERBINI, COUNCILWOMAN MAZZOLA, MR. MESSINGER, MR.ROSENWALD**

**ABSENT... MR. GUPTA, MR. PARGAMENT, MR. JOSEPHS, MAYOR HORNIK, MR. ELMANSOURY**

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1120-15 MARLBORO BOARD OF EDUCATION – MIDDLE SCHOOL – REVIEW & RECOMMENDATION**

The site is located at 355 Route 520, Block 253 Lot 34.

Laura Neumann, P.E.,P.P. of CME Associates presented the Board with a plan to construct a four foot fence around the baseball field located on the Middle School grounds and a six foot fence in the outfield. The fence is needed as there is a ravine near the field which could cause possible injury.

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

Rosenwald.

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

Salvatore Alfieri, Esq. represented the applicant. The site is located on Buckley road, Block 421 Lots 3 & 4, within the R-80 zone. The site is approximately 38.3 acres and contains 1,816 feet of frontage along the west side of Buckley road opposite the Blueberry Hill intersection. The properties each currently contain an existing dwelling with associated walks and patios and each with various accessory structures. Access is provided at various points along Buckley Road with various dirt trails leading to apparent cultivated areas of the site. The property is bordered along the west property line by a N.J. Transit right of way now part of the Henry Hudson Trail.

Mark Zelina, P.E., Maser consulting testified on behalf of the applicant. He stated that the applicant proposes to subdivide the properties into 19 new lots consisting of 16 new residential lots having access by a proposed cul-de-sac roadway, reconfiguration of existing Lot 4(now Lot 17), 1 stormwater management lot and a 17.2 acre open space lot. Existing site improvements currently on Lot 3 are to be removed while the existing dwelling and 2 accessory barn structures would apparently remain on reconfigured Lot 4. While the properties are zoned R-8-, the applicant proposed to develop the properties utilizing R-30 zone requirements.

Properties immediately north and south of the subject site as well as opposite Buckley Road are similarly zoned R-80 and contain a mix of residential, residential/agricultural and vacant/wooded parcels. Properties west of the site opposite the Henry Hudson Trail are zoned C-5 and contain residential parcels to the northwest and agricultural/wooded lots. Properties further south of the subject site are zoned R-40GAH containing residential parcels.

The applicant submitted 2 Concept Plans:

R-80/60, dated 12-17-14

R-30, dated December 17, 2014

After discussions with the Board, the applicant agreed to return with a complete plan for the R-30 zone requirements.

**P.B. 1104-13 PASMEL – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION**

Michael 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.

Ronald Shaljian, Esq. represented the applicant. The proposed site is 7.8 acres and contains 851 feet of frontage along the south side of Route 520 opposite the Ginesi Drive intersection, Block 268 Lot 21, within the R-20 zone. Currently, the property is vacant and wooded and is encumbered by wetlands and associated buffer along the southern and western portions of the property.

Jason Fichter, P.E. from Insite Engineering testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Colored rendering dated 3-18-15
- A-2 Aerial of site(google earth) dated 3-18-15
- A-3 Concept – cul de sac dated 3-18-15
- A-4 Reduced plans

The applicant proposed to subdivide the existing property into 5 new lots for residential dwellings. Four lots would provide a minimum of 20, 000 s.f.lot area and a minimum of 100 feet of frontage along Route 520 while the remaining proposed lot would contain 5 acres with frontage of 268 feet along Route 520. Said lot would contain the wetland and wetland buffer areas onsite with the proposed dwelling situated along Route 520. A remaining 4,006 s.f. portion of the original property near the northeast property corner is indicated to be merged to adjoining Lot 6 also with this application.

All lots will have direct access to Route 520 and all lots are to be serviced by municipal water within Route 520 and sanitary sewer via gravity connection to an existing manhole within Ginesi Drive opposite the site. A stormwater basin, which ultimately discharges to the onsite wetlands, is proposed on a portion of the 5 acre lot and drywell systems are proposed on each lot for roof drain runoff, An approximate 50 foot wide area of right-of-way dedication is provided along the Route 520 site frontage to provide a 100 foot right-of-way width along same.

Properties east of the site are zoned RSCS and R-80 south of the site while properties west of the site are similarly zoned R-20 and all containing single family residential uses and/or vacant parcels. Properties north of the site opposite Route 520 are zoned IOR and contain a mix of office and business/commercial uses with the exception of a residential use on Block 176 Lot 113.

The Board had concerns about the close proximity of the wetland and easements along proposed Lots A – C and future residents unaware of its location. Laura Neumann recommended planting shade trees right of the easement line to demarcate this area.

The Board had concerns about safety with houses having front yards and driveways exiting onto Route 520.

#### PUBLIC HEARING OPENED

##### Michael Stern – 12 Crest Drive

Likes plan with cul-de-sac and also has concerns with stormwater runoff

##### Kathy Abel – 27 Angelique Court

Concerns with water her backyard is always wet

Jason Fichter stated that there was a drainage study done and there will not be any runoff from this development.

#### PUBLIC HEARING CLOSED

This application is being carried to the meeting of May 6, 2015, without further notice.

A motion to adjourn was offered by Mr. Cherbini, seconded by Mr. Barenburg. One vote was cast.

Respectfully submitted

Donna Pignatelli