

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MAY 6, 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, MR. GUPTA, MR. PARGAMENT, MR. CHERBINI, MR. JOSEPHS, COUNCILWOMAN MAZZOLA, MR. ROSENWALD**

**ABSENT... MAYOR HORNIK, MR. ELMANSOURY, MR. MESSINGER**

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

**SALUTE THE FLAG**

A motion to approve/amend the minutes of March 4, 2015 was offered by Mr. Barenburg, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

**CITIZENS VOICE**

No one from the public spoke.

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

Ronald Shaljian, Esq. represented the applicant. The subject 7.8 acre property 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 on the property.

Jason Fitcher, P.E., Insite Engineering testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-5 Colored rendering dated May 5, 2015

A-6 Traffic report

The initial application was for 6 residential lots. The plan has been amended to show 5 residential lots. The proposed lots will be accessed via cul-d-sac roadway which will be along Route 520 opposite Ginesi Drive. Of the total site only 3.4 acres will be disturbed. The remainder 4.7 acres will remain undisturbed. All the wetland areas will remain protected. An infiltration basin and a detention basin, which ultimately discharges the existing drainage system in Route 520, are proposed to handle the increase in stormwater runoff. The lots will be serviced by public water via extension from the existing main in Rout 520 and sanitary sewer via connection to existing manhole within Ginesi Drive. The proposed drywells from the previous application have been removed.

The 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.

John Rea, Traffic consultant stated that the cul-de-sac access will be lined up center line to center line with Ginesi Drive. Given the amount of frontage along the property, this is the most appropriate place to access Route 520 and is in conformance with RSIS. The peak hour traffic generation from the proposed site will be minimal. Route 520 in this vicinity has good sight distance in both directions and the plans show a widening along the north side of Route 520 in order to provide a "by pass" lane. He stated that this new plan will provide for safe and efficient access to and from Route 520.

The applicant agreed to dedicate the basin to the Township for it to maintain.

The Board asked the applicant to review their plan and eliminate one lot to only have 4 proposed lots.

**PUBLIC HEARING OPENED**

DAWN FORGUS – 105 Route 520

She has concerns with the drainage from this proposed site

**PUBLIC HEARING CLOSED**

This application is being carried to the meeting of June 3, 2015, without further notice.

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

Respectfully submitted

Donna Pignatelli