

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 15, 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. PARGAMENT, MR. CHERBINI, COUNCILWOMAN
MAZZOLA, MR. MESSINGER, MR. ROSENWALD**

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

PROFESSIONALS PRESENT... MR. TAYLOR, MR. HERBERT

SALUTE THE FLAG

A motion to approve/amend the minutes of June 17, 2015 was offered by Mr. Cherbini, seconded by Councilwoman Mazzola. In favor: Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Councilwoman Mazzola, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

P.B. 1125-15 DAVID C. ABBOTT EARLY LEARNING CENTER – REVIEW & RECOMMENDATION

Trevor Taylor, P.E. addressed the Board. He stated that this application is for the construction of an addition to the Marlboro Early Learning Center along with a new playground, relocation/addition to the existing driveway and additional parking to the rear of the existing building.

The Board members were quite concerned about how the site would work, whether there will be any changes in the topography, effects of stormwater as well as other items that are normally presented for review. The Board asked for a more specific presentation as to what is going to be done.

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

Ronald Shaljian, Esq. represented the applicant. The site is 7 acres and contains 851 feet of frontage along the south side of Route 520 opposite Ginesi Drive, 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.

The applicant proposes to subdivide the property into four lots for residential development. The proposed lots will be accessed via cul-de-sac roadway which will be along Route 520 opposite Ginesi Drive. An infiltration basin and a detention basin, which ultimately discharges the existing drainage system in Route 520, are proposed to handle the increase of stormwater. The lots will be serviced by public water via an extension from existing main on Route 520 and sanitary sewer via connection to an existing manhole within Ginesi Drive.

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 applicant agreed to comply with the wetland buffer line with plantings. Some of the Board members had concerns about access to the county road and the relocation of the hydrants. The applicant stated that they are doing the best they can with their access to Route 520 and that the hydrants would be relocated. The applicant agreed that the Township will maintain the basin through payments from the applicant.

PUBLIC HEARING OPENED

No one from the public spoke.

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

P.B. 1126-15 AKSHAR BUILDERS, 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 site is 3.1 acres and contains 460 feet of frontage along Route 79 to the east and 380 feet of frontage along Orchard Parkway to the south,

Block 115 Lots 25 & 26, within the R-20 zone. Currently, the site contains a 1 ½ story dwelling with rear deck, two accessory sheds, a greenhouse, various patio/pad areas and an above ground oil tank. A semicircular dirt/stone driveway with paved aprons along Route 79 provides access to the site. The property is encumbered by a 15 foot wide utility drainage easement and a 20 foot wide sanitary sewer easement near the western tract boundary. The municipal border with adjoining Matawan Borough apparently crosses the property near the northeast corner with approximately 360 s.f. of the property situated within said Matawan Borough.

Chester DiLorenzo, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Colored rendering of subdivision – dated March 5, 2015

The applicant proposes to remove all existing site improvements and to subdivide the tract into four new lots. The lots would have a minimum of 33,290 s.f. with all having access along a proposed 250 foot long cul-de-sac roadway at the midpoint of the Orchard Parkway property frontage. An area of right-of-way dedication, approximately 8 feet, is proposed along each roadway site frontage and a 50 foot wide conservation easement is provided along the Route 79 site frontage. The dwellings are to be serviced by municipal water from Orchard Parkway and a sanitary sewer via connection through an onsite easement. A detention basin along Orchard Parkway is proposed within a drainage easement on proposed Lot 26.04 to provide stormwater management in conjunction with drywell systems on each lot. A drainage easement will be dedicated on the property to the Township.

The issue with the site triangle for people pulling out into the road from the development will be addressed by the applicant otherwise certificates of occupancy would not be issued.

An Environmental Impact Statement is not necessary since one was done in the past and the soils are appropriate. The applicant agreed to do several soil borings in the basin area. There is an underground storage tank on the site that will be removed.

The applicant agreed to provide sidewalks on both sides of the street for this site.

Properties west of the site and south opposite Orchard Parkway are zoned R-60 and contain a mix of single family residential uses. Properties east of the site opposite Route 79 are zoned R-30/20 also containing a mix of single family parcels with the exception of a commercial use at the Route 79 and Nolan Road intersection. Properties north of the site are situated within Matawan Borough and also contain a mix of single family dwellings.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

P.B. 1122-15 MARLBORO ESTATES – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION

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 9.8 acre property is a corner lot and contains 556 feet of frontage along Texas Road to the east and approximately 824 feet of frontage along Wooleytown Road to the south, Block 119 Lot 31, within the R-20/15 zone.

Currently the property contains a one story dwelling with associated walks and deck with various accessory sheds and cultivated farm fields. Access is provided to the dwelling via a paved driveway along Wooleytown Road and apparent dirt driveways along same provide secondary access to the farm fields on the site.

Syed Husain, P.E. testified on behalf of the applicant. The applicant proposed to remove all existing site improvements and subdivided the property into 17 lots, 16 lots proposed for single family residential development and 1 detention basin lot to be dedicated to the Township. A proposed cul-de-sac roadway, approximately 700 feet long is proposed along Texas Road to provide access to 9 of the subject residential lots and the detention basin lot while the remaining proposed residential lots would have access along Wooleytown Road. All proposed properties are to be serviced by municipal water and sanitary sewer systems and individual drywell systems are proposed for each lot. The detention basin has a total storage capacity of 52,000 cubic feet and during a storm would be filled up in 12 hours; 41 hours later, the basin would be dry. An area of right-of way dedication is proposed along each roadway site frontage with curb and sidewalk proposed along both roadways.

Properties north and south of the subject site are similarly zoned R-20/15 while properties opposite Texas Road are zoned RSCS and properties opposite Wooleytown Road are zoned LC. All surrounding properties contain residential uses and/or vacant/wooded properties.

PUBLIC HEARING OPENED

The following residents spoke:

Kathleen Guth – 352 Texas Road

Her concerns were with endangered species on her property and the traffic on Texas Road

Kenneth Yakubik – 11 Monticello Court
Has concerns with drainage and buffer setbacks

Rachael McFadden – 7 Monticello Court
Has concerns with drainage and buffering between properties

Greg Miller – 9 Monticello Court
Questions pertaining to open space

Christopher – 359 Texas Road
Concerns with traffic on Texas Road and the speed limit

The Board did not vote, they would like to see a traffic report from Marlboro Traffic and Safety.

This application is being carried to the meeting of August 5, 2015, without further notice.

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

Respectfully submitted

Donna Pignatelli