

**MARLBORO TOWNSHIP PLANNING BOARD**

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**AUGUST 5, 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. CHERBINI,  
MR. JOSEPHS, COUNCILWOMAN MAZZOLA,  
MR. MESSINGER, MR. ROSENWALD**

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

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1087-13A PLAZA 520/DR. SADON – PUBLIC HEARING AMENDED SITE PLAN**

At the applicant's request they will not be heard at this meeting.

**P.B. 1104-13 PASMEL, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL**

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

**P.B. 1126-15 AKSHAR BUILDERS- LLC. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL**

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

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

Mitchell Jacobs, Esq. represented the applicant. The 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. Currently the property contains a one story dwelling with associated walks and deck with various accessory sheds and cultivated farm fields. Access if provided to the dwelling via a paved driveway along Wooleytown Road and apparent dirt driveways along same provide secondary access to the farm fields onsite.

Syed Husain, P.E. from D.W. Smith Associates, testified on behalf of the applicant. The applicant proposes to remove all existing site improvements and subdivide 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 properties 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. An area of right-of-way dedication is proposed along each roadway site frontage with curb and sidewalk proposed along both roadways.

Entered into evidence were the following exhibits:

- A-1 Colorized Subdivision Plan dated July 15, 2015
- A-2 DA 1 Extended Drainage Area
- A-3 DA 2 Proposed Drainage Map

Mr. Husain stated that there would be no runoff onto the neighbor's property and that no runoff would be exacerbated and agreed to a condition of approval that everything would be done in the applicant's power to reduce runoff on neighboring properties. The main road would have to be opened and the applicant agreed to a curb to curb repaving of Texas Road where hookups were linked to. The applicant agreed to dedicate the strip of land to the nearby property owner that was singled out by the intervening road at the site. The applicant agreed to build sidewalks on each side of the interior streets.

The Board reviewed a letter from Kathleen Guth and agreed that that they would comply with the tree removal chart and make sure that the slope of the property did not contribute to any stormwater runoff.

They also agreed to replace the Jelly Fish Cartridge Stormwater Facilities with those that are approved by the Board Engineer. The applicant agreed to plant 198 trees at the site using multiple evergreens for more privacy.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered question.

#### PUBLIC HEARING OPENED

The following residents spoke:

Ken Yakubik – 11 Monticello Court

He is concerned about drainage when the trees are removed

Greg Miller -9 Monticello Court

Would like to have dedicated greenspace

Joseph Guth -352 Texas Road

Concerns with water ponding in front of his house

#### PUBLIC HEARING CLOSED

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

#### **P.B. 1127-15 TRANSFORM, LTD. – PUBLIC HEARING SITE PLAN**

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.

Mitchell Jacobs, Esq. represented the applicant. The 8.9 acre property is located along Vanderburg Road, Block 214.07 Lot 57, within the LI zone. Currently, the site contains an approximate 110,650 s.f. one story warehouse and office building with parking for 47 vehicles and loading areas, a full movement access drive to Vanderburg Road, a stormwater management basin, and a septic Disposal system.

Mr. Mueller, P.E. from Dynamic Engineering testified on behalf of the applicant. The applicant is seeking approval to construct a 1,768 s.f. one story addition to the rear of the existing office area within the building and associated additional sidewalk area. There are no proposed changes to the

existing access drive to Vanderburg Road, or onsite parking and loading. Additional landscape plantings are proposed along the subject building addition and existing office area.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

The following resident spoke:

Sang Lee - 5 Hopkinson Court

Concerns with trees that were planted near his property that have died.

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli