

MARLBORO TOWNSHIP PLANNING BOARD

=====
AUGUST 19, 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, MESSINGER, MR. ROSENWALD

ABSENT... MAYOR HORNIK, MR. ELMANSOURY

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

SALUTE THE FLAG

A motion to approve/amend the minutes of July 5, 2015 was offered by Mr.Cherbini, seconded by Councilwoman Mazzola. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Councilwoman Mazzola, Mr. Messinger, Mr. Rosenwald.

A motion to approve/amend the minutes of August 5, 2015 was offered by Councilwoman Mazzola, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Messinger, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

P.B. 1122-15 MARLBORO ESTATES – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

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

P.B. 1127-15 TRANSFORM, LTD. – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

P.B. 1123-15 ARIANNA HOLDINGS, LLC – CONTINUED PUBLIC HEARING – MINOR SUBDIVISION

Edward Testino, Esq. represented the applicant. The existing 45,000s.f. property has 200 feet of frontage along Baldwin Street to the east and 225 feet of frontage along Wilson Avenue to the south, Block 125 Lot 4, within the R-30/20 zone. Currently the property contains a two story dwelling near the roadway intersection with associated walks and above ground pool and having access along Wilson Avenue via a gravel driveway. Ruins of a shed or trailer are also indicated as existing onsite and the dwelling is serviced by municipal water and sanitary sewer.

John Vescenti, P.E. testified on behalf of the applicant. The applicant proposes to remove all existing site improvements and to subdivide the property into two new lots.

Entered into evidence were the following exhibits:

- A-1 Colored Subdivision Map
- A-2 Colored Site Plan

1. Proposed Lot 4.01 would be 22,500 s.f. in size and contain 225 feet of frontage along Wilson Avenue and 100 feet of frontage along Baldwin Street. A proposed two story dwelling is indicated to be constructed on the property having access along Wilson Avenue.
2. Proposed Lot 4.02 would be 22,500 s.f. in size and contain 100 feet of frontage along Baldwin Street. A proposed two story dwelling is indicated to be constructed on the property having access along Baldwin Street.

both properties are to be serviced by municipal water and sanitary sewer services.

Properties surrounding the subject site are similarly zoned R-30/20 and contain a mix of single family residential and/or vacant wooded parcels.

Mr. Vencenti reviewed the changes to the application which included a rain garden that will mitigate the site and recharge the groundwater. The homes will not have basements and the applicant will provide an easement for the rain garden. He stated that the applicant agreed to comply with all the comments from the CME report of August 14, 2015.

PUBLIC HEARING OPENED

Jackie Bedle – 9 Baldwin Street
Concerns with the offsite flooding from this property

PUBLIC HEARING CLOSED

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

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

Salvatore Alfieri, Esq. represented the applicant. The site has 827 feet of frontage along the west side of Texas Road opposite and north of the Mountain Laurel Road intersection, in the R-20/15 zone, Block 23, 25 & 26. 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.

Syed Husain, P.E. testified on behalf of the applicant. The applicant proposes to subdivide the property into 19 new lots consisting of 17 lots for residential development and 2 open space lots, one of which is proposed to be encumbered by an easement dedicated to Western Monmouth Utilities for a new pump station. An approximate 1,350 feet long proposed cul-de-sac is proposed to access the lots. All lots will have public sanitary sewer including a pump station along Texas Road and water service via connection to existing mains within Texas Road. A detention basin is proposed to handle stormwater runoff.

Properties south of the site are similarly zoned R-20/15 while properties north of the site are zoned LC and properties west of the site as well as east opposite Texas Road are zoned RSCS. All surrounding properties contain residential uses with the exception of vacant/wooded properties north and northeast of the site.

Mr. Husain reviewed the revised layout for the site which was reduced to 17 lots. There will be no flag lots and the stormwater plan has been revised with all the runoff being contained. Landscaping at the top of the development will be installed so that there are no issues regarding buffering and the applicant will not construct any home footings in backfill. There will also be sidewalks on both sides of the street. The applicant agreed to comply with all the comments in the CME review letter dated August 14, 2015.

PUBLIC HEARING OPENED

No one from the public spoke.

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

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

Respectfully submitted

Donna Pignatelli