

MARLBORO TOWNSHIP PLANNING BOARD

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NOVEMBER 4, 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. BETOFF, MR. PARGAMENT, MR. CHERBINI,
MR. JOSEPHS, COUNCILWOMAN MAZZOLA,
MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. BARENBURG, MR. GUPTA, MR. ELMANSOURY

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

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Gupta and Mr. Rosendale will be sitting in for Mr. Bahrenburg.

A motion to approve/amend the minutes of October 21, 2015 was offered by Mr. Cherubini, seconded by Mr.Pargament. In favor: Mr.Betoff, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

P.B. 1119-15 STILLWELL HOLDINGS, LLC – PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION

Salvatore Alfieri, Esq. represented the applicant. He stated that this application had previously been given approval for more residential lots than currently proposed by a resolution dated January 17, 2007. The applicant is seeking to redesign the site. The subject properties total approximately 38.3 acres, Block 421 Lots 3 & 4, within the R-80 zone. The site has 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 a apparent cultivated areas of the site. The property is bordered along the west property line by a NJ Transit right-of-way now part of the Henry Hudson Trail.

Mark Zelina, P.E. from Maser Consulting testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Sheet 3 of 23 of submitted plan
- A-2 Sheet 17 of 23 – grading & drainage plan

The applicant proposes to subdivide the tract into 17 new lots, 15 for residential development, 1 open space lot with a stormwater management basin and 1 reconfigured lot that will contain the existing dwelling on existing Lot 45 as well as the barns/accessory structures to the rear of the existing dwelling. Two new cul-de-sac roadways, which are currently identified as Road A and road B are proposed to provide access to the new residential lots. Road A is proposed to extend from the westerly side of Buckley Road and will provided the only means of access to Road B. The existing residential dwelling and associated accessory improvements on Lot 3 are proposed to be removed while the existing dwelling and 2 accessory barns in the rear of same would remain on the reconfigured Lot 4. The applicant is also proposing a 5 foot wide right-of-way dedication along Buckley Road, and the cartway width of this roadway is also proposed to be widened by approximately 5 feet. The dwellings are to be serviced by extensions of the existing municipal water and sanitary sewer mains within Buckley Road. The proposed open space lot will include a stormwater management/infiltration basin surrounded by a 4 ½ foot wooden fence with a ten foot basin access. Landscaping and lighting improvements are also proposed.

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

As requested by the Board, the applicant agreed to provide curb and sidewalk throughout the site and along the Buckley Road frontage. The applicant also agreed to comply with all the comments in the CME report.

PUBLIC HEARING OPENED

The following residents spoke:

Joann Kesinger – 13 Blake Drive
Would like sidewalks along the Buckley Road frontage

Brain Van Curein – 16 Buckley Road
Concerns with the detention basin

Aggie Sun – 2 Huxley Avenue

Concerns with the detention basin & would also like sidewalks

A motion in the affirmative for Preliminary Major Subdivision Approval was offered by Mr. Betoff, seconded by Mr. Cherbini. In favor: Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald. Opposed: Mayor Hornik, Mr. Messinger.

It is determined by the Planning Board that it is necessary to go into closed session for the purpose of discussing those items that are particularly exempted from the Open Public Meetings Act.

The items discussed in closed session shall remain confidential until such time as confidentiality is no longer required.

A motion to enter closed session was offered by Mr. Pargament, seconded by Councilwoman Mazzola. One vote was cast.

A motion to come out of closed session was offered by Mr., Betoff, seconded by Mr., Cherbini. One vote was cast.

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

Respectfully submitted

Donna Pignatelli