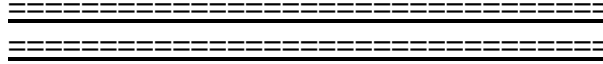


MARLBORO TOWNSHIP PLANNING BOARD

JUNE 1, 2016



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. BARENBURG 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. BETOFF, MR. MESSINGER, MR. PARGAMENT, MR. SLOTOPOLSKY, COUNCILWOMAN MAZZOLA, MR. ZUCKERMAN, MR, GAGLIANO

ABSENT... MR. GUPTA, MAYOR HORNIK

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

SALUTE THE FLAG

Mr. Gagliano will be sitting in for Mr. Gupta.

A motion to approve/amend the minutes of May 4, 2016 was offered by Councilwoman Mazzola, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Betoff, Mr. Pargament, Councilwoman Mazzola, Mr. Zuckerman, Mr. Gagliano.

CITIZENS VOICE

No one from the public spoke.

P.B. 1133-16 ROUTE 9 REALTIES, LLC/RAY CATENA – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

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

Mr. Gagliano.

P.B. 1135-16 VIVIAN PISANO – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

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

P.B. 452-88B OHAD/REGENT PARK, LLC – PUBLIC HEARING – AMENDED PRELIMINARY & FINAL 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.

Kevin Moore, Esq. represented the applicant. The site is 47.66 acres within the Multi-Family District IV zone and provide bifurcated frontages of 224 feet and 187 feet along Lloyd Road South of the municipal boundary border between Marlboro Township and Aberdeen township. The zoning and proposed development of the site was established by a court settlement between the applicant and the Township dated December 4, 1985, first amended on July 12, 2007 and a second addendum dated September 10, 2009.

The applicant was granted Preliminary and Final Site Plan Approval per resolution dated October 14, 2014 to construct 14 three story buildings which will contain 285 residential units, consisting of 222 market rate residential units and 63 affordable housing units. Three interior roadways with 641 parking spaces will provide access to the proposed units from Thornton Avenue. All building are to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Thornton Avenue.

Christopher Rosati, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored rendering of the site
- A-2 Thornton Avenue Realignment Concept

Mr. Rosati stated that the applicant is seeking Amended Site Plan Approval to relocate the existing Thornton Avenue intersection along Lloyd Road approximately 25 feet further south of the existing location. The proposed intersection relocation has been required by the Monmouth County Planning Board to avoid possible conflicts with the Fordham Drive intersection opposite Lloyd Road from the proposed site. Other than revisions to existing stormwater inlets and stormwater basin along the portion to Thornton Avenue to be realigned, as well as sanitary sewer and landscaping along the same, no additional revisions are proposed.

John Rea, Traffic expert testified that he has had many meetings with the county and the county asked that the intersection be moved 25 feet south for a larger separation from a nearby intersection by 250 feet. He also stated that there would be new striping on Lloyd Road and the intersection would be monitored by the county as to signalization.

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

PUBLIC HEARING OPENED

The following residents spoke:

Pravwn Joa - 421 Ansley Court

Nishekan Awasthn – 79 Woodcliff Blvd

Salena Atiel – 411 New Castle Court

Kedher Nath Paraymearan – 422 Ansley Court

Victor Calvern – 406 New Castle Court

PUBLIC HERING CLOSED

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

P.B. 1134-16 CAMELOT 2 @ MARLBORO, LLC. – PUBLIC HEARING – PRELIMINARY & FINAL 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.

Gerald Sonnenblick,Esq. represented the applicant. The site is 26.1 acres within the MFD-III zone,Block 150 Lots 2, 3 & 4.the site contains road frontages as follows: bifurcated frontages of 91 feet and 604 feet along Tennent Road to the west, 674 feet along church Lane to the north and 689 feet along Route 79 to the east.

Currently, the property is vacant and wooded, with exception of an abandoned dwelling along Route 79, and is bordered to the west by lands owned by New Jersey Transit which contain portions of the Henry Hudson trail and a 150 foot wide JCP&L right of way/easement. A 30 foot wide sanitary sewer easement traverses the property near the southwest property corner and the property is encumbered by wetlands along the southerly property line associated with a drainage swale along the property line.

The subject properties, as well as additional properties, were previously part of a settlement Agreement from 2006 which proposed development of 200 age restricted , non income restricted, residential units and 50 multi family non age restricted, low/moderate income, rental residential units.

In 2009. the applicant proposed to remove the age restriction component of the development, however, the application was withdrawn and dismissed without prejudice. The application was again presented to the Planning Board and was denied September 2013.

In 2015 the applicant and the township entered into a Settlement Agreement to permit development of 200 multi family, non age restricted, non income restricted residential units and 50 multifamily, non age restricted low/moderate income residential units.

The applicant presented 10 witnesses, which were sworn in.

Jason Kaplan	Principal of Camelot West
Bret Kaplan, Esq.	In house counsel
Gary Vecchio	Engineer
Don Desario	Traffic Engineer
Tom Thomas	Planner
Wayne Lucas	Landscape Architect
R. Jesudason	Architect
Gary Naples	LSRP
JennyCartright	LSRP
Paul Coach	Development Director

Entered into evidence were the following exhibits:

- A-1 Architectural Package – dated May 31, 2016
- A-2 Colored Site Plan & Illustrative Package – dated May 31, 2016
- A-3 Aerial plan – dated May 31, 2016
- A-4 Site amenities – dated May 31, 206
- A-5 Site plan exhibit with Landscape Plan – dated May 31, 2016
- A-6 Circulation Plan – dated May 31, 2016
- A-7 Building addition
- A-8 Colored photographs showing bicycle racks

Wayne Lucas, Landscape Architect, reviewed the Site Plan and stated that a variance will be needed for the gazebo. He reviewed the clubhouse plan, bike rack and storage facility with the Board and answered questions. They are proposing a maintenance building for the storage of the bicycles.

Paul Coach reviewed the floor plans and elevations of the buildings and stated that none of the structures will have a basement. Mailboxes will be in a group formation. He also reviewed with the board the garbage structures and access to the site from the two entrances, which will be boulevard type concepts with double lanes.

Gary Vecchio, P.E. reviewed the Aerial Plan with the Board showing how the site was laid out and that they will only be developing 25 of the 75 acres. The balance of the land will be donated to the Township. He also stated that the application conformed with the RSIS but they will need a variance for the 25 foot island width. He also reviewed the stormwater recharge and the drywells. There will be a fence around the basin with mesh and there will be internal access to the basin for maintenance. The applicant will work with a tree expert on the counting and replacement of trees. The site will be maintained by management. They are proposing sidewalks on Tennent Road and Route 79 unless rejected by the County.

Dan Desario, Traffic expert addressed the Board stating that the site was more than sufficient in size for proper access and parking.

Jenny Cartwright, LSRP reviewed with the Board how the site would be cleaned up.

Tom Tomas, P.P. reviewed with the Board the various variance requirements for the site.

PUBLIC HEARING OPENED

The following residents spoke:

Miguel Cruise – 29 Wicker Place

Concerned about the traffic at the site and requested that the applicant extend natural gas to his side of the development.

Munish Kohli - 185 Woodcliff Blvd.

Concerned with the traffic that will be produced by this site.

Alice English – 31 Wicker Place

Asked if the site was ADA compliance with the ground floor units

PUBLIC HEARING CLOSED

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

A motion to approve was offered by Councilwoman Mazzola, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr. Pargament, Mr. Slotopolsky, Councilwoman Mazzola, Mr. Zuckerman, Mr. Gagliano.

DISCUSSION

Ms. Neumann, P.E., P.P. discussed the ROSI List (Recreation and Open Space Inventory) with the Board Members.

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

Respectfully submitted

Donna Pignatelli

