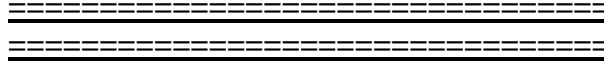


**MARLBORO TOWNSHIP PLANNING BOARD**

**JUNE 15, 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. CHERBINI.  
MR. GUPTA, MR. PARGAMENT, COUNCILWOMAN  
MAZZOLA**

**ABSENT... MR. MESSINGER, MR. SLOTOPOLSKY, MAYOR HORNIK,  
MR. ZUCKERMAN, MR. GAGLIANO**

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 452-88A OHAD/REGENT PARK, LLC – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

**P.B. 1134-16 CAMELOT @ MARLBORO, LLC – MEMORIALIZATION OF RESOLUTION**

Carried to the meeting of July 6, 2016

**P.B. 1136-16 RIVER BIRCH, LLC – PUBLIC HEARING – MINOR 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.

Dante Alfieri, Esq. represented the applicant. The existing site contains 528 feet of frontage along the west side of Route 9 approximately 260 feet north of the Sandburg Drive intersection, within the C-3 zone, Block 270 Lot 16. Currently the property contains a multi-tenant commercial/retail use, known as Diamond Plaza, consisting of 2 buildings separated by a 17 foot breezeway and providing 37,263 s.f. of building area. Parking is available for 199 vehicles along the front and rear of the buildings.

Mark Lescavage, P.E. testified on behalf of the applicant. This applicant is proposing 19 new spaces and 3 eight foot spaces. The Board was not in favor of the 3 eight foot spaces, the applicant agreed to 2 nine foot spaces. It was agreed that the employees will park in the rear where three of the spaces will be 8 foot.

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

**PUBLIC HEARING OPENED**

The following resident spoke:

Dr. Paul Kovalski – 179 Route 9

He wanted to make sure the birch tree on the site will be preserved

**PUBLIC HEARING CLOSED**

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

**P.B. 1108-14 CAPTIVA HOLDINGS, LLC – FINAL MAJOR SUBDIVISION**

Gerald Sonnenblick, Esq. represented the applicant. The site contains 1,152 feet of frontage along the easterly side of Nolan Road opposite the Ramsgate Drive intersection, within the R-60 zone, Block 143 Lot 11.01. Currently the property contains 2 existing dwellings each with a detached garage and an access drive along Nolan Road. The property is encumbered along the rear easterly portion by Gravelly Brook with associated wetlands and wetland buffer area.

The applicant received Preliminary Major Subdivision approval on November 5, 2014 to subdivide the property into 18 lots utilizing the R-20 cluster development option. Seventeen lots are proposed for residential development and the remaining 20.8 acre lot will be for open space containing the proposed stormwater detention basin.

John Buletza, P.E. testified on behalf of the applicant. The applicant is now seeking Final Major Subdivision approval.

Entered into evidence was the following exhibit:

A-1 Colored Landscaping Plan, dated May 23, 2016

Mr. Buletza testified that the applicant will submit new revised plans showing elevation views, grading and where hydrant and signs will be located. The applicant also agreed to comply with all the requirements contained in the June 10, 2016 CME report. The detention basin will be either covered by a Homeowners Association or a fee will be submitted to the Township, depending on what the Developer's Agreement states.

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

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli