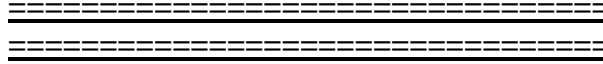


MARLBORO TOWNSHIP PLANNING BOARD
FEBRUARY 1, 2017



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. CHERBINI, MR. MESSINGER, MR. PARGAMENT,
MR. BARENBURG, COUNCILWOMAN MAZZOLA,
MR. GAGLIANO**

**ABSENT... MR. BETOFF, MR. GUPTA, MR. SLOTOPOLSKY,
MAYOR HORNIK**

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

SALUTE THE FLAG

Mr. Barenburg nominated Michael Messinger as Vice Chairman, seconded by Mr. Cherbini.

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

A motion to approve/amend the minutes of January 4, 2017 was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Pargament, Mr. Barenburg, Mr. Gagliano.

CITIZENS VOICE

No one from the public spoke.

P.B. 1147-16 SAKOUTIS – MINOR SUBDIVISION

Salvatore Alfieri, Esq. represented the applicant. The site is a 5.4 acre corner lot and contains 462 feet of frontage along Tennent Road to the east and 648 feet of frontage along Clayton Lane to the north, within the R-80 zone, Block 299 Lot 119.

Currently the property contains a one story dwelling with associated walks and rear patio, a detached garage and a paved driveway along Tennent Road.

Walter Hopkin, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Plan of subdivision dated November 18, 2016

The applicant proposes to subdivide the property into 2 new lots as follows:

Proposed Lot 119.01 will be 2.3 acres in size and will be a corner lot with 440 feet of frontage along Tennent Road to the east and 257 feet of frontage Along Clayton Lane to the north

Proposed Lot 119.02 will be w.4 acres in size and contain 353 feet of Frontage along Clayton Lane to the north

The applicant is proposing to remove all currently existing site improvement with the proposed lots to remain vacant at this time and to develop same with future residential uses. Areas of right of way dedication are provided along both Tennent Road (40 feet dedication) and Clayton Lane (16.5 foot wide dedication).

The applicant agreed to submit a plot and grading plan and the subdivision will be perfected by map.

The vacant structure on the property will be demolished prior to perfection. The applicant has no plans to construct a sidewalk or curb but will make a payment in lieu of sidewalks and curbs.

Ms. 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 in the affirmative was offered by Mr.Cherbini, seconded by Mr. Pargament. In favor: Mr.Cherbini, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Mr. Gagliano.

OTHER PLANNING BOARD BUSINESS

Mr. Herbert, Esq. updated the Board members as to the status of “Affordable Housing”

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

Respectfully submitted

Donna Pignatelli