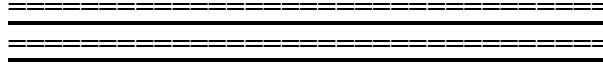


MARLBORO TOWNSHIP PLANNING BOARD
JULY 17, 2019



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. BETOFF, MR. SLOTOPOLSKY, MR. GAGLIANO, MR. PARGAMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. KANSKY, MR. KESSLER

ABSENT... MR. GUPTA, MAYOR HORNIK

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

SALUTE THE FLAG

A motion to approve/amend the minutes of May 1, 2019 was offered by Ms. Franco, seconded by Councilwoman Mazzola. In favor: Mr. Betoff, Mr.Gagliano, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler.

CITIZENS VOICE

No one from the public spoke

DISCUSSION – AMBOY AVENUE PARTNERS – TEMPORARY RESTROOM PLAN

Salvatore Alfieri, Esq. represented the applicant. One June 6, 2018 the applicant received approval to construct an approximately 54,400 s.f. dome structure to contain a sports field to the rear of the existing building onsite. Recently, it was determined that a temporary bathroom was needed for the facility.

Entered into evidence were the following exhibits:

- A-1 Proposed Site Plan showing the location of the temporary bathrooms
- A-2 Specifications for the portable bathrooms

Kevin Costello, Director of the Athletic Center stated that the application needed to be modified in order to permit temporary bathrooms until new permanent bathrooms are constructed. The bathrooms will be located in either a 24 ft. unit, which will be 3 ft. from the dome, or a 33 ft. unit, which will be 25 ft from the dome, depending on availability.

Laura Neumann, P.E.,P.P. answered questions from the Board.

The applicant agreed to address and comply with all of the Conditions of Approval in the previous approved resolution dated June 6, 2018.

The applicant also agreed to submit plans for a permanent bathroom facility by September 30, 2019 for review by the Planning Board.

Also, the applicant must complete construction of the buffer between the site and the Bellemont residential area, which included the replacement of all dead shrubs and trees. The buffer needs to be thick enough to protect the Bellemont residents for the full length of the property. This was agreed on in the previous approval.

A motion in the affirmative was offered by Mr. Gagliano, seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Gagliano, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr. Kansky. Abstain: Dr. Adler.

P.B. 1185-18 JP MORGAN CHASE BANK, N.A. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Betoff, seconded by Councilwoman Mazzola. In favor: Mr. Betoff, Mr. Gagliano, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler.

P.B. 1159-17 ANTHONY D'AMORE – EXTENSION OF TIME

Salvatore Alfieri, Esq. represented the applicant. The applicant previously received an extension of time (190 days) in order to build two homes, beginning on November 12, 2018 with a new expiration date of May 21, 2019. The applicant is now seeking a 60 day extension of time beginning August 7, 2019 with a new expiration date of October 7, 2019.

The applicant has issues with regard to drainage improvements that need to be done at the site, which have caused an overall delay in being to move forward with the subdivision.

A motion in the affirmative was offered by Dr. Adler, seconded by Mr. Gagliano. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky.

P.B. 1193-19 THE CHURCH IN MARLBORO – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

Michael 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.

Salvatore Alfieri, Esq. represented the applicant. The site is located at 523 Union Hill Road and contains 316 feet of frontage along the southerly side of Union Hill Road opposite the Willow Lane intersection within the R-80 zone, Block 299 Lot 154. Currently, the property contains a 1 ½ story dwelling having access by a semi-circular dirt drive along the Union Hill Road site frontage, The remainder of the property is heavily wooded and a tributary to Pine Brook, including an apparent pond area, are located along the rear property line. The property is encumbered by wetland areas and associated buffers along said tributary and pond and an isolated pocket as well as along a portion of the westerly side property line and central area of the site.

David Lu, property owner stated that he is a founding member of the congregation. He said the Church in Marlboro was founded in 1996 by Chinese, Mandarn and English speaking Christians. The congregation gained nonprofit status in 1999. He said the congregation is made up of about 60 families from the community. At present, the Church rents facilities from the Marlboro K-8 school district and conducts Sunday morning servies , monthly gospel meetings on Saturday evenings and other specified events. Mr. Lu said he purchased the property in 2017 for a new house of worship. The congregation is run by volunteers and does not have a full time pastor and expects that to remain the case with the new facility. There will be no large celebrations held in the new building, only the religious portion of weddings and funerals would take place in the building and those services would be limited to the weekends. The proposed kitchen is expected to be used only to rehear food.

John Ploskonka, P.E.,P.P. testified on behalf of the applicant. The applicant proposed to remove all existing site improvements and construct an approximately 7,680 s.f. split-level church/house of worship containing a 240 seat sanctuary area, meeting rooms and office, restrooms and a lobby area within the upper level with a multi-purpose room, meeting rooms, restrooms and a kitchen area within the lower level. Parking for 80 vehicles is proposed surrounding the building with access proposed by a paved driveway along the Union Hill Road site frontage near the westerly side property line. The building is to be serviced by municipal water and sanitary sewer systems, including an offsite force main connection, apparently within Laurel Lane opposite the site, and a surface area infiltration basin discharging within the wetland area along the rear of the property is proposed for stormwater management purposes. Lighting and landscape improvement, including a refuse enclosure are also proposed.

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

PUBLIC HEARING OPENED

The following residents spoke:

Sam Alfano – 430 Tennent Road
Stewart Alexander – 2 Willow Lane
Olga Jarich – 518 Union Hill Road
Pat Darcy – 7 Laurel Lane
Mike Timpanaro – 525 Union Hill Road
Howard Weinstein – 1 Prince William Road
Michael – 568 Union Hill Road

Many residents had concerns with traffic and stormwater runoff.

Testimony regarding traffic impact of this application will be presented at the September 4 meeting.

This application is being carried to September 4, 2019, without further notice.

**RESOLUTION – MEMORIALIZATION OF RESOLUTION APPROVING SIX (6)
EXECUTED HOUSING DEVELOPERS AGREEMENTS**

Marlboro Development
Buckdale, LC.
El at Marlboro 79, LLC
3 Ronson, LLC
Ashbel Associates
M & M 483 Route 79

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Ms. Franco. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Mr. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky.

It is determined by the Planning Board that it is necessary on the 17th day of July 2019 to go into Executive Session for the purpose of discussing those items that are particularly exempted from the Open Public Meeting Act.

A motion to enter Executive Session was offered by Mr. Pargament, seconded by Councilwoman Mazzola.

A motion to come out of Executive Session was offered by Dr. Adler, seconded by Mr. Betoff.

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

Respectfully submitted

Donna Pignatelli