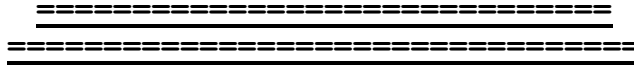


MARLBORO TOWNSHIP PLANNING BOARD

July 15, 2020



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG 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. GUPTA, MR. SLOPOLSKY, MR. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MR. KESSLER and MAYOR HORNIK.

ABSENT: DR. ADLER, MR. KANSKY

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of July 1, 2020 was offered by Mr. Gupta, seconded by Mr. Gagliano. All Approve

CITIZENS VOICE

No one from the public registered to speak

PB 1202-20-Marlboro Development Group, LLC/Marlboro Green-

Public Hearing for Preliminary and Final Subdivision approval to subdivide the property into four new lots consisting of one for attached townhome dwellings within 18 buildings and one lot for multifamily affordable housing units and two lots for commercial development, Block 213.01, Lot 44 within the GH-1 Zone.

The Board took jurisdiction at the June 17, 2020 meeting and entered evidence A1- A43

The application before the Board was a result of a settlement Mandated by the Courts. The Courts have approved the site plan as

part of the Township Affordable Housing requirements. Testifying for the Applicants are John Sarto, Esq, Michael Bruno, Esq., Sean Savage, Engineer, Jim Mullen, Representative from the Pulte Group, Bill Greenburg, Alexander Ovejas, Architect, Karl Pehnke, Traffic Engineer, Thomas Brennan, Architect, and Andrew Janiw, Planner.

All were sworn in.

Mr. Sarto, testified the application are for all permitted uses, and these are mandated by the Courts. There will be 85 market rate units, 20 affordable units and two commercial buildings. The units will comply with all Township Ordinances.

Sean Savage, Engineer representing Matrix NEWORLD, gave an overview of the project that included the Stormwater system, the sanitary sewer system, roads, buildings, recreational facilities and sidewalks.

Alexander Ovejas, testified to elevations and design of all market rate buildings. All units will have a two car garage, they are three stories, will be 3-4 bedrooms and 2 ½-3 ½ bathrooms.

James Mullin, V.P. of Pulte Group, discussed the price point of market rate units will be \$600,000.-\$700,000. Plus any options picked. The recreation facilities will be opened to occupants of the affordable units. They feel the concern regarding sidewalks on one side only is appropriate due to limited traffic. They felt a pool was not warranted according the research done.

Thomas Brennan, Architect, testified on the Commercial and Affordable units. There are 20 affordable units, they are three story walk ups There are 4 one bedrooms, 12 two bedrooms and 14 three bedroom units. All buildings exteriors are similar in colors and design to the commercial units. All units meet ADA requirements and life/safety requirements. The commercial units will house 2-4 tenants and one of the buildings will have a drive thru.

Karl Pehnke, Traffic Engineer testified to the Traffic Impact Study performed 4-13-20. The study was conducted with all N.J. DOT requirements. The study took into account three time periods, 7:30am-8:30am, 4:30pm-5:30pm weekdays and 12:45pm-1:45pm Saturday. There will be a right turn in and out and left turn in only. There are expectations that the signage at the intersection of Stevenson and Route 79 will be turned into a signal system All traffic systems will comply with the NJ State Highway Code. Mr. Pehnke, will conduct a right of way and plot a sight triangle survey.

In the interest of time the application is being held over to the August 19, 2020 Planning Board meeting. No new notice will be Required, and all registered speakers from the Public will be

registered to speak at the August 19, 2020 meeting.

1201-20-E1 @ Marlboro 79 , LLC., Memorialization for Preliminary & Final Major Subdivision and Site Plan to include construction of 280 homes located within the GH2D Zone Block 415, Lot 22. - Carried to August 5, 2020 meeting

1200-20-45 Route 520, LLC. - Memorialization for Preliminary & Final Site Plan to include construction of a 33,476 square feet office building located at 45 Route 520, Block 268, Lot (s) 67, 68 & 69, within the OPT1 Zone

A motion in the affirmative was offered by Ms. Franco, seconded by Mr. Kessler In favor Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Mr. Kessler and Mayor Hornik.

Motion to adjourn @ 11:00p.m., offered by Ms. Franco, 2nd Andrew Pargament, all approve

Respectfully submitted: Suzanne Rubinstein