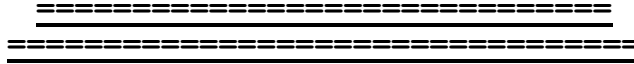


MARLBORO TOWNSHIP PLANNING BOARD

June 1, 2022



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

CHAIRMAN 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 CHAIRMAN BARENBURG, LYNN FRANCO, NEIL BETOFF,
ANTOINETTE DINUZZO, DR. ADLER, MICHEAL
SLOTOPOLSKY, ANDREW KESSLER. STEVE KANSKY AND
ANDREW PARGAMENT

ABSENT ROHIT GUPTA

PROFESSIONALS PRESENT: LAURA NEUMANN, Engineer AND MICHAEL
HERBERT, Esq.

A motion to approve/amend the minutes of May 4, 2022 with the request to correct the spelling of Board Member Andrew Pargament was offered by Andrew Pargament seconded by Councilwoman DiNuzzo, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B 1178A-18 121.01 Campus Drive West, LLC.-Public Hearing seeking an extension of time to construct two multi-tenant warehouse/flex buildings approved April 17, 2019 and extension granted March 3, 2021, located at Campus Drive, Block 176, Lot 121.01 within the IOR Zone.

The Board took jurisdiction and entered evidence A1-A-7

Peter Licatra represented the applicant. Due to COVID related issues and material availability which are beyond the client's control. They are looking for a year's extension.

Loralei Totten, Engineer was sworn in. At this point all permits are going along correctly and they are waiting approval on the Final Water approval.

The extension will expire March 3, 2023.

Public Forum-opened

No one was present to speak

Public Forum- closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application

A motion to approve the application presented was offered by Dr. Adler, 2nd by Mr. Betoff

Approve: Councilwoman DiNuzzo, Mr. Betoff, Mr. Pargament, Mr. Slotopolsky , Ms. Franco, Dr. Adler, Mr. Kansky, Mr. Kessler and Chairman Barenburg.

P.B. 1231-22 Vin Zizza-Public Hearing seeking a Preliminary & Final Major Subdivision to subdivide the existing 2.29 acre property into two new lots located at 517 Tennent Road Block 305 Lot 18.11 within the R-20 Zone.

The Board Took jurisdiction and entered evidence A1-A-18

Salvatore Alfieri represents the applicants. In 2019 the property was originally divided. The property owners are looking to subdivide the property again.

Vin Zizza, property owner was sworn in. The owner is looking to construct two homes on the property. There are no variances required. They are seeking a design waiver. If approved the two new lots will be issued new addresses. The property owners will adhere to all technical comments in the review letter. They will replace trees as required by the ordinance. As required they will get all permits from local and state agencies.

Public Forum-opened

No one was present to speak

Public Forum- closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application

A motion to approve the application presented was offered by Mr. Pargament and seconded by Mr. Betoff.

Approve: Councilwoman DiNuzzo, Mr. Betoff, Mr. Kessler, Mr. Pargament, Mr. Slotopolsky Ms. Franco, Dr. Adler, Mr. Kansky and Chairman Barenburg.

Consistency Determination-Ordinance 2022-006-Amending the code of the Township of Marlboro by repealing and replacing existing Chapter 220-46 with New Chapter 220-46, Entitled Flood Damage Replacement.

This is before the Board to confirm that this change is consistent with the Township Master Plan. These changes are consistent with the FEMA regulations. There will be no change to the Township Flood Plan

A motion to have Attorney Michael Herbert draft a letter stating that this change is consistent with the Master Plan, was made by Dr. Adler 2nd by Ms. Franco, all approve.

P.B 1228-21 Wicker Place Investments, LLC-Memorialization granting a Minor Subdivision approval to subdivide the property into two new lots, located at 46 Wicker Place, Block 109 Lot 4 within the R30/20 zone was made by Mr. Pargament, 2nd by Dr. Adler.

Approved by: Councilwoman DiNuzzo, Mr. Betoff, Mr. Pargament, Ms. Franco, Dr. Adler, Mr. Kansky and Chairman Barenburg

P.B. 1227-21 45 Route 520, LLC-Memorialization granting a Preliminary & Final Site Plan to construct a 2 story office building with 149 parking spaces and driveway located at 45 Route 520 Block 268 Lots 66,67, 68 & 69 within the OPT1 Zone.

Motion to approve Dr. Adler 2nd by Mr. Pargament.

Approved by: Councilwoman DiNuzzo, Mr. Betoff, Mr. Pargament, Ms. Franco, Dr. Adler, Mr. Kansky and Chairman Barenburg

Motion to adjourn @ 8:18pm, offered by Ms. Franco, 2nd Mr. Pargament, all approve

Respectfully submitted: Suzanne Rubinstein