

**MARLBORO TOWNSHIP PLANNING BOARD**

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**JANUARY 21, 2009**  
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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. JOSEPHS READ THE MEETING NOTICE, A 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. BERGH, MR. BETOFF, MR. HUSAIN, MR. JOSPEHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. HEGT, MR. PARGAMENT**

**ABSENT... MR. GUPTA, MR. POLLAK**

**PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

Mr. Pargament will be sitting in for Mr. Gupta.

A motion to approve/amend the minutes of January 7, 2009 was offered by Mr. Husain, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Husain, Mr. Josephs, Councilman LaRocca.

**P.B. 1018-08 MARLBORO BASEBALL – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mayor Hornik.

**P.B. 1014-08 DR. PRASAD – PUBLIC HEARING SITE PLAN APPROVAL**

At the request of the applicant, this application is being carried to the meeting of March 4, 2009, without further notice.

**P.B. 977-06 MORELLO – CONTINUED PUBLIC HEARING – PRELIMINARY MAJOR SUBDIVISION APPROVAL**

Ken Pape, Esq. represented the applicant. The site is a 23.3 acre tract with 162 feet of frontage along Yellowbrook Road in the R-80 zone. The property is currently vacant, contains a 80 foot wide access, utility and drainage easement adjacent to adjoining Lot 59. The property also contains a 80 foot wide ingress and egress easement along the southerly property.

The applicant is seeking approval to subdivide the property into 10 lots, 8 for residential and 1 open space and 1 for stormwater management. A proposed 1,500 foot long cul de sac roadway is proposed to access the lots from Yellowbrook Road. The proposed cul de sac will be constructed through the existing access easement. A detention basin is proposed to handle the increase in stormwater runoff.

Rick Brodsky, Esq. represented a resident from the Holly Hill Community. He stated that the original intent for this open lot to be given to a homeowners association for open space for the Holly Hill residents. The homeowners association was never formed and the lot remained in the possession of the builder and was eventually sold. He stated that the intent of that lot was to remain undeveloped and that the access provided to Morello was meant to be limited.

Ken Pape, Esq. said that according to the filed deeds, there were no restrictions placed on the land. Mrs. Morell has since purchased that lot which gives her the rights to the land.

Mr. Brodsky said there are restrictions on the land in terms of what could be constructed on the lot no matter who owns it.

After discussions between Mr. Brodsky, Mr. Pape and the Board members, it was decided to carry this application to February 4, 2009, without further notice.

A motion to adjourn was offered by Mayor Hornik, seconded by Mr. Barenburg. One vote was cast.

Respectfully submitted

Donna Pignatelli