

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 4, 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. GUPTA, MR. HUSAIN, MR. POLLAK, MR. JOSEPHS, MAYOR HORNIK (ARRIVED 8:30 P.M.), MR. HEGT, MR. PARGAMENT

ABSENT... COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

A motion to approve/amend the minutes of January 21, 2009 was offered by Mr. Bergh, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Husain, Mr. Josephs, Mr. Pargament.

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

This application is being carried to the meeting of February 18, 2009, without further notice.

ORDINANCE – 2009-2 – AMENDING CHAPTER 84 – REZONING LC TO R-80 TO IMPLEMENT CONSENT ORDER

This ordinance will change the zone classification of the following lots from LC to R-80:

- Block 132 Lots 32-34, 35.01, 35.02, 35.03, 36-39, 51-56
- Block 153 Lots 36, 46, 57-84, 86-137
- Block 153.01 Lots 1-5
- Block 153.02 Lots 1-9

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Pollak. In favor: Mr.

Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt.

ORDINANCE – 2009-3 – AMENDING CHAPTER 84 – REZONING MFD-IV TO IMPLEMENT CONSENT ORDER

Block 143, Lot 1.02 and Lot 12 is an affordable housing site included in the Master Plan Housing Element and Fair Share Plan adopted by the Planning Board in December 2008. The site is identified as the Northpointe Development and is to provide 299 market rate units and 85 affordable family rentals units to meet the Township fair share obligation for affordable housing. This ordinance has included this affordable housing requirement as the use for the MFD-IV zone.

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt.

A motion for Chairman Josephs to sign the consent order was offered by Mr. Husain, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt.

P.B. 1031-09 REVIEW & RECOMMENDATION – MARLBORO TOWNSHIP BOARD OF EDUCATION – DEFINO CENTRAL SCHOOL

This application is for the construction of a building addition consisting of six (6) classrooms to be constructed off the rear of the existing Defino Central School. The additions to be constructed over an existing paved surface area.

Dean Staknys, Assistant Township Engineer reviewed the application. He had the following comments:

1. A copy of the site plan should be submitted when available

John Borden Fire Sub Code Official had the following comment:

1. The existing access road that is around the building must be maintained and Kept accessible so emergency vehicles can access the rear of the building.

P.B. 964-06 SCIBOR - PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

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, Es. Represented the applicant. The site contains 1.02 acres with 115 feet of frontage along Route 79, in the C-2 zone, Block 168 Lot 8.

The applicant is seeking approval to convert the existing dwelling into an office. In addition, the

existing garage will be removed and a 40' x 75' detached pole barn is proposed. A gravel parking lot which will accommodate 7 vehicles is proposed behind the existing building.

Entered into evidence was the following exhibit:

A-1 Landscape Plan dated February 3, 2009

Mr. Heuser reviewed with the Board the Exhibit marked A-1. He stated that the applicant wishes to bring the application back to it proper zoning from an existing home to a commercial site and to build a pole barn in the rear for storage only. He also testified that there would be a 20 foot gravel driveway and that if there are any chunks of asphalt they would be removed. They will test the soil to make sure that the driveway will allow water to seep into the ground. They will report back to the Board as part of the Final Site Plan Approval.

The applicant is obtaining an access permit from NJDOT and the north part of the current driveway would be removed and the e remaining south part would be paved towards the gravel driveway.

The applicant agreed to place more bollards around the septic field so that no one could drive on it.

The applicant testified that the pole barn will only be used for storage in connection to whatever business uses this site. The applicant will not be seeking Final approval until a tenant is found.

The Board's professionals, Ernie Peters and Richard Cramer reviewed their reports and answered questions.

PUBLIC HEARING OPENED

Thomas Piper, Esq. appeared on behalf of his client Costas Toulis of 249 Route 79, who is the adjoining property owner to the north. Mr. Toulis is concerned about the fence encroachment and the stormwater runoff that runs from the applicant's property onto his property.

PUBLIC HEARING CLOSED

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

A motion to adjourn was offered by Mr. Pollak, seconded by Mr. Husain. One vote was cast.

Respectfully submitted

Donna Pignatelli