

MARLBORO TOWNSHIP PLANNING BOARD

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MAY 20, 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, 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. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK, MR. HEGT

ABSENT... MR. HUSAIN, MR. PARGAMENT

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

P.B. 1028-08 SHAMROCK @ 79 LLC/FIRESIDE BAR & GRILL

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.

This application is being carried to the meeting of June 3, 2009, without further notice.

P.B. 1011-08 KNOWLEDGE BEGINNINGS – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY SITE PLAN APPROVAL

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

P.B. 1036-09 HOBART VENTURES – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN APPROVAL

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

P.B. 1037-09 BELLA VISTA COUNTRY CLUB – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN APPROVAL

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

P.B. 971-06 ENCLAVE @ GLENBROOK – MODIFY CONDITION OF APPROVAL TO ALLOW THE TWO REQUIRED AFFORDABLE UNITS TO BE BUILT OFF SITE

Craig Gianetti, Esq. represented the applicant. The site is located on the North side of Ryan Road, between Kingfisher Court and Arie Drive in the PAC II Zone, Block 412 Lot 165.

On March 19, 2008, the Board granted Final Subdivision Approval to subdivide the property into nine townhouse lots and one open space lot. The resolution of approval requires the developer to set a side two units on- site for affordable housing.

The applicant is requesting the Board to accept the two affordable sites to be built off -site within the Township.

If the Board is willing to allow the applicant to provide units off -site, the applicant would propose a phasing schedule that would allow time to provide the off- site unit while it starts construction of the project. The applicant would agree to give the Board the necessary assurances that in the event they are unable to provide affordable units off- site within a certain period of time, units would be provided on -site.

The applicant also stated that they would provide the Board with deed restrictions on two on -site lots for affordable housing to be held in escrow.

The proposed phasing would provide the developer flexibility in starting construction and selling units, while at the same time provided complete assurance to the Township that affordable units will be provided by the project, either on- site or off- site.

The Board asked the applicant to return with more specific information and locations for the off-site units.

This application is being carried to the meeting of June 17, 2009, without further notice.

P.B. 929-05 OLD MILL ESTATES – FINAL MAJOR SUBDIVISION

Craig Gianetti, Esq. represented the applicant. The site is located along Old Mill Road in the R-20 zone, Block 413 Lots 38, 39 & 40. Currently the property contains two dwelling, each of

which has access from Old Mill Road via a gravel driveway and various accessory buildings.

The applicant received Preliminary Major Subdivision approval on September 5, 2007 to subdivide the property into 11 new lots, nine for residential, one for an existing dwelling and one for open space. Access is proposed from Old Mill Road via a cul de sac.

The Board's Professionals reviewed their report and discussed the comments that were still outstanding.

The Board members agreed that the applicant should return to the Board when all of the outstanding issues have been addressed.

This application is being carried to the meeting of June 17, 2009, without further notice.

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

Respectfully submitted

Donna Pignatelli