

**MARLBORO TOWNSHIP PLANNING BOARD**

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**JULY 15, 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. GUPTA, MR. HUSIAN, MR. POLLAK, MR. JOSEPHS, MAYOR HORNIK (ARR.8:25), MR. HEGT, MR. PARGAMENT**

**ABSENT... MR. BETOFF, COUNCILMAN LA ROCCA**

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

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

A motion to approve/amend the minutes of June 3, 2009 was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Hegt.

A motion to approve/amend the minutes of June 17, 2009 was offered by Mr. Barenburg, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Mr. Pargament,

**ORDINANCE 2009-23 AMENDING CHAPTER 84 – FLOOD HAZARD MITIGATION**

This is an ordinance deleting Section 84-37, "Flood Damage Prevent" of Chapter 84 in its entirety and replacing same with a new section 84-37 to make same consistent with the requirements of the New Jersey Department of Environmental Protection.

Richard Cramer, P.P. reviewed the ordinance change and stated that it is consistent with the Master Plan.

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

**P.B. 1038-09 MARLBORO FIRE COMPANY – REVIEW & RECOMMENDATION**

The site is located at 5 North Main Street, Block 223 Lot 5,6 & 7. This application is for the construction of an addition to the existing firehouse building on the west side of the property. The addition will be 54' x 16', and is being proposed in order to house a new fire truck.

Joseph Chaplsky, Fire Chief and Carlton Borden, President of the Fire Company explained that this is an addition being added to the existing firehouse to house a new truck. They agreed that everything on the site will remain the same.

Dean Staknys, P.E., Assistant Township Engineer, reviewed the plans and has no objections to the approval of the proposed building.

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

**P.B. 971-06 ENCLAVE AT GLENBROOK – MODIFY CONDITION OF APPROVAL**

This application is being carried at the request of the applicant to the meeting of August 5, 2009, without further notice.

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

Craig Gianetti, Esq. represented the applicant. The site is a 9.5 acre tract with 394 feet of frontage along Old Mill Road, Block 413 Lots 38, 39 & 40 in the R-20 zone. Currently the property contains two dwellings, each of which has access from Old Mill Road via a gravel driveway, and various accessory building.

The applicant received Preliminary Major Subdivision approval on September 5, 2007. They are now seeking Final Major Subdivision approval to subdivide the property into 11 new lots, nine for residential development, one for an existing dwelling, and one open space lot. Access is proposed from Old Mill Road via a 980 foot long cul de sac roadway. Public water sewer is proposed via an extension of the existing main within Old Mill Road, and sanitary sewer is proposed via an extension of the existing main located within an easement between adjoining Lots 9 & 10. A detention basin will discharge into the South Branch of the Tepehemus Brook.

Lorali Totten, P.E. testified that the applicant would set aside Lot 38.11 as a lot to be used for affordable housing on site so the the applicant will comply with the Affordable Housing Ordinance. Two market units will be built along with one affordable.

PUBLIC HEARING OPENED

Jay Barrett – 32 Schegal Road still has concerns about the retaining walls and where they will be located.

PUBLIC HEARING CLOSED

The applicant agreed to comply with all of the conditions requested by the Board and the Board's Professionals.

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

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

Respectfully submitted

Donna Pignatelli