

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 17, 2010
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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. POLLAK, MR. JOSPEHS, COUNCILMAN LA ROCCA (ARR.8:10), MR. HEGT, MR. ROSENWALD

ABSENT... MR. GUPTA, MR. HUSAIN, MAYOR HORNİK, MR. PARGAMENT

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

SALUTE THE FLAG

Mr. Hegt will be sitting in for Mayor Hornik and Mr. Rosenwald will be sitting in for Mr. Husain.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of February 17, 2010 was offered by Mr. Betoff, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Rosenwald.

ORDINANCE 2010-6 – REPEALING ORDINANCE 2009-6 – REZONING OF BLOCK 119 LOT 4

Richard Cramer said this ordinance is amending Ordinance 2009-6, which conditionally rezoned Block 119 Lot 4, on Ticetown Road from the LC Land Conservation Zone to the AH-TR Affordable Housing – Ticetown Road District. The change allowed for the construction of a 100% affordable housing development. The rezoning was conditioned on approval of the New Jersey Council on Affordable Housing of the December 2008 fair share housing plan. Upon

repeal of 2010-6, the zoning of Block 119 Lot 4 will revert to LC Land Conservation.

The Planning Board should amend the Master Plan housing element to delete the site as one of the affordable housing sites recommended by the Master Plan.

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

A motion to prepare a resolution was offered by Mr. Hegt, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pollak, Mr. Josephs, Mr. Hegt, Mr. Rosenwald.

DISCUSSION – ENTRON REDEVELOPMENT PLAN – INFORMAL PRESENTATION

Fred Heyer, from Heyer & Gruel Associates addressed the Board. The Entron Redevelopment area is an 18 acre property that has been utilized for industrial purposes for 80 years.

The site is located in the northern portion of the Township, at the intersection of Route 79 and Beacon Hill Road, Block 132 Lot 18. The property is currently located in the Commercial Service District and the Light Industrial Zones.

The Council authorized the Planning Board to undertake a preliminary investigation to determine if the property was an area in need of redevelopment. Subsequent to the preliminary investigation, the Council adopted a resolution on September 10, 2009 designating the area as a redevelopment area.

The intent is to create market rate and affordable housing along with retail and office development.

Russell Reeves said he applauds this plan, which will prohibit traffic access on Beacon Hill Road.

The official redevelopment will be introduced by the Council at a later date.

P.B. 1040-09 DR. COHEN – 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.

Pasquale Menna, Esq. represented the applicant. The subject 2.16 acre property contains 105 feet of frontage along the west side of Route 70 approximately 528 feet north of Brown Road intersection, Block 151 Lot 11. Currently the property contains a 1 story dwelling with a rear deck, pool with associated pool house, patio, a detached garage and a stone driveway. The rear of the property is encumbered by wetlands and wetland buffers associated with an unnamed tributary of Deep Run. In addition, the rear property line is bordered by a portion of the Henry

Hudson Trail.

The applicant is seeking approval to remove the existing stone driveway, deck, pool and patio area and convert, renovate and expand the existing dwelling into a dental office. The office will contain six treatment rooms and an office area. A 25 foot driveway is proposed to Route 79. A parking area for 24 vehicles is proposed toward the rear of the property. The existing garage will be used for storage.

Willaim Voeltz, P.E. from Lindstrom, Diessner & Carr testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Aerial photos of the site
- A-2 Current site
- A-3 Aerial dated 3-17-10
- A-4 Colored rendering of site
- A-5 Floor plan and architectural

Mr. Voeltz reviewed the stormwater management plan and stated they will comply with the Phase II stormwater regulations. It was agreed that the top of the retaining wall would need a guard rail and would be subject to review by the Board Engineer.

He also reviewed the variance, stating that most of them were preexisting and nonconforming. He also stated that the applicant will comply with all conditions set forth in the reports from Fire and Police.

Mr. Peters and Mr. Cramer reviewed their reports and answered questions from the Board.

PUBLIC HEARING OPENED

The following resident spoke:

Lisa Bowers – 388 Route 79

She lives across the street from the site and is concerned about trucks using the property to enter the landscaping facility, which is next door. She also had concerns about traffic because of the poor quality of the roads in this area that would cause her to be unable to pull out of her driveway because of this new business.

PUBLIC HEARING CLOSED

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

P.B. 999-07 MARLBORO HILLS ESTATES – PRELIMINARY & FINAL MAJOR SUBDIVISION

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.

Carleton Kemp, Esq. represented the applicant. The 4.4 acre site contains 100 feet of frontage along the southerly side of Wilson Avenue opposite the Carnegie Street intersection in the R-30/20 zone, Block 133 Lot 7. The property contains a two story dwelling with associated walks, rear deck, paved driveway, an accessory shed structure with an attached fenced paddock area and perimeter fencing. The property is encumbered by isolated wetland areas toward the rear of the site.

Jeremy Lange, P.E. from Maser Consulting testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Aerial of site dated 3-17-10
- A-2 Landscape plan dated 2-25-10
- A-3 Sheet 2 of 14 dated 8-21-07 - revised 8-21-09
- A-4 As of right plan

The applicant is proposing to remove the existing site improvements and subdivide the property into four residential lots and one lot for stormwater management. A 650 foot long cul de sac will provide access to the lots from Wilson Avenue. A detention basin is proposed to handle the increase in stormwater runoff. Public water and sewer service will be extended to the development from existing mains within the Wilson Avenue. The lots will range in size from 26,571 sq. ft. to 36,025 sq.ft.

Mr. Lange discussed the variances/waivers, stormwater management and ownership of the basin. He said changing certain aspects of the plan could eliminate some of the variances being sought, but would not be beneficial to the existing neighbors. Making some of those changes would result in neighboring properties being deemed corner lots with two front yards.

Mr. Peters and Mr. Cramer also discussed the best possible means of ownership and maintenance of the basin.

PUBLIC HEARING OPENED

The following residents spoke:

Paul Schlaflin – 21 Stonehedge Way
Chris Chavan - 31 Wilson Avenue
Ellen Brodunovich – 33 Wilson Avenue

This application is being carried to the meeting of April 21, 2010 without further notice.

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

Meeting adjourned

Respectfully submitted

Donna Pignatelli