

**MARLBORO TOWNSHIP PLANNING BOARD**

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**APRIL 21, 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. HUSAIN, MR. POLLAK, MR. JOSEPHS, MAYOR HORNIK(ARR.8:10), MR. ROSENWALD, MR. PARGAMENT**

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

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

**SALUTE THE FLAG**

Mr. Rosenwald will be sitting in for Mr. Betoff and Mr. Pargament will be sitting in for Mr. Gupta.

**CITIZENS VOICE**

No one from the public spoke.

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

**ORDINANCE 2010-9 ADOPTING A REDEVELOPMENT PLAN FOR THE ENTRON PROPERTY**

Richard Cramer addressed the Board. The Entron Redevelopment Plan provides for the redevelopment of the Entron property by organizing the 18 acre site into two districts for redevelopment. A smaller portion of the site at the corner of Route 79 and Beacon Hill Road will be redeveloped for office, retail and restaurant use. The balance of the site will be

redeveloped as an inclusionary multi-family housing development that will include not more than 250 dwelling units. At least 50 of the dwelling units will be affordable.  
This recommendation is consistent with the Master Plan.

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

A motion to prepare a resolution was offered by Mr. Pollak, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Husain, Mr. Pollak, Mr. Josephs, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

**P.B. 1040-09 DR. COHEN – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL MINOR SITE PLAN**

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

**P.B. 1028-08 SHAMROCK LLC/FIRESIDE - AMEND RESOLUTION**

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

**P.B. 999-07 MARLBORO HILLS ESTATES – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL MAJOR SUBDIVISION**

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.

A the last meeting the Board requested the Professionals to investigate as to what had conspired on this site prior to this application.

Many of the Boards members have visited the site and found the situation of ground water to be horrific. There are many questions that need to be answered before the Board can consider an approval.

Mr. Peters presented a series of pictures and testimony. Entered into evidence was an exhibit marked as:

- B-1 Photos showing ditch/stream

**PUBLIC HEARING**

Christine Cromer – 27 Wilson Avenue

Discussed her letter sent to the NJDEP October 5, 2007. She stated that she has lived in her home

for 20 years and there is always a flooding problem and anytime construction occurs in the area of the property South to her, the flooding has been worse.

Marked into evidence was the following:

P-1 Recent photos of the Cromer property

Chris Chavan - 31 Wilson Avenue

He stated that current conditions result in deluges of water coming onto his property and is very concerned about the construction of 4 additional homes and how they would impact him. He submitted copies of photos to the Township Engineering Department after the last meeting.

Ellen Borodunovich – 33 Wilson Avenue

Discussed current flooding conditions on her property

This application is being carried to the meeting of June 2,2010, without further notice.

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

Respectfully submitted

Donna Pignatelli









































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