

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 16,2010

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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. BETOFF (ARR. 8:30), MR. HUSAIN, MR. GUPTA (ARR. 8:05), MR. POLLAK, MR. JOSEPHS, MAYOR HORNIK, MR. ROSENWALD, MR. PARGAMENT

ABSENT... MR. BERGH, COUNCILMAN LA ROCCA, MR, HEGT

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 May 5, 2010 was offered by Mr. Rosenwald, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Pollak, Mr. Josephs, Mr. Rosenwald, Mr. Pargament.

ORDINANCE 2010-11 – VIOLATION & PENALTIES

Mr. Cramer said the Council has introduced this ordinance to amend the requirements of the Township development regulations by establishing a new violations and penalties provision that sets fines for failure to obtain the permits required by the enforcement provision of the Township zoning regulations.

He stated that this ordinance is consistent with the Master Plan of the Township.

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

Mr. Barenburg, Mr. Gupta, Mr. Husain Mr. Josephs, Mayor Hornik, Mr. Rosenwald, Mr. Pargament.

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

ORDINANCE 2010-12 - GUARANTEES, INSPECTIONS & DEVELOPER'S AGREEMENTS

Mr. Cramer said the Council has introduced this ordinance to amend the requirement of the Township development regulations for the posting of performance guarantees by developers to ensure the installation of the necessary and appropriate subdivision and site plan improvements.

He stated that this ordinance is consistent with the Master Plan.

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

P.B.1028-08 SHAMROCK/FIRESIDE – SIGN MODIFICATION

The applicant, by letter dated June 11, 2010, requested that the Planning Board approve a modified sign detail to increase the area to 160 square feet. The approved height would remain at 19 feet. The applicant has indicated that they would not install a second sign on the property.

The Board reviewed the request and agreed that the proposed change is acceptable with the following conditions:

1. The sign height not be increased
2. There would be no encroachment in the driveway sight triangle
3. There would be no second sign on the property

P.B. 1050-10 ROBERTSVILLE FIREHOUSE – REVIEW & RECOMMENDATION

Dean Staknys, Assistant Township Engineer reviewed this application. This application is for the construction of 2 light poles with light fixtures and underground electric conduits to serve an existing sand surface volleyball court located as shown on the plan, off the east corner of the existing Fire Company parking lot. The electric service will be run from an existing pole barn also shown on the plan.

The site is located at 94 Route 520, Block 176 Lot 104.

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

This is a public hearing that has been carried from the meeting of March 7, 2010 and April 21, 2010.

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

The applicant is proposing to remove the existing site improvements and subdivide the property into four lots for residential development and one stormwater management lot. A 650 foot long cul de sac will provide access to the lots from Wilson Avenue. A retention basin is proposed to handle the increase in stormwater runoff. Public water and sanitary sewer services will extend to the development from the existing mains within Wilson Avenue.

Jeremy Lang, P.E. testified on behalf of the applicant. He stated that his office has met with Ernie Peters to look at the burial and dumping issues on the site. They met with the neighbors who had concerns and dug several test pits which showed that there was no evidence of any buried debris.

Mr. Lange testified that this project would help the area with flooding issues.

PUBLIC HEARING

The following residents spoke:

Christine Cromer – 27 Wilson Avenue

Ernie Borodonovich – 33 Wilson Avenue

Chris Chavan – 31 Wilson Avenue

Ellen Borodonovich – 33 Wilson Avenue

The Board members asked if another extension of time would be given, the applicant refused, saying that they have already spent a lot of money and could not continue.

The Board members discussed several issues and chose to deny the application based on lack of information regarding flooding on and off the site, lack of a secured outflow facility for the drainage basin, lack of adequately designed entrance to the development. The Board also felt that the drainage basin was too steeply designed and caused many variances to be requested.

A motion was offered by Mayor Hornik, seconded by Mr. Husain. The vote was as follows:

In favor: Mr. Husain
 Mr. Pollak
 Mr. Josephs

Opposed: Mr. Barenburg

Mr. Betoff
Mr. Gupta
Mayor Hornik
Mr. Rosenwald
Mr.Pargament

Absent: Mr.Bergh
Mr. Hegt

Application denied.

P.B. 1044-09 CRYSTAL COVE ESTATES – PUBLIC HEARING PRELIMINARY 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.

Craig Gianetti, Esq. represented the applicant. The 4.5 acre property contains 434 feet of frontage along School Road West approximately 199 feet east of the Prescott Drive intersection in the R-30/20 zone, Block 231 Lot 17. Currently, all existing structures on the site have been demolished and removed, and an existing swelling has been constructed in accordance with a plot plan approved by the Township.

The applicant proposes to subdivide the property into three new lots for residential development. The proposed lots will have frontage and direct access from School Road West. Public water service will be provided via connection to the existing main within School Road West, and public sanitary sewer will be provided via a connection to an existing main located along the rear tract boundary. Stormwater management is proposed for each lot to handle the increase stromwater runoff.

Marc Leber, P.E. – Two River Engineering testified on behalf of the applicant. He sated that the lots to be formed will not require any variances, only what he described as a slight design waiver due to the angle of the lots.

Entered into evidence were the following exhibits:

- A-1 tax map
- A-2 six photos
- A-3 colored rendering
- A-4 80 degree lot line plan
- A-5 aerial of the site

Among the improvements the applicant has agreed to is the planting of eight shade trees and the connection a sidewalk along the frontage of School Road West.

The applicant agreed to make a payment to Marlboro's affordable housing trust fund in lieu of building an affordable unit.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli