

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 16, 2011
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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. BERGH, MR. BETOFF, MR. GUPTA, MR. JOSEPHS, COUNCILMAN LA ROCCA (ARR. 8:45), MAYOR HORNIK, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. PARGAMENT, MR. POLLAK, MR. HEGT

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

Mr. Messinger will be sitting in for Mr. Pollak and Mr. Rosenwald will be sitting in for Mr. Barenburg.

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of March 2, 2011 was offered by Mr. Bergh, seconded by Mr. Rosenwald. In favor: Mr. Bergh, Mr. Betoff, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 945-05 VASTOLA – MEMORIALIZATION OF RESOLUTION GRANTING A TWO YEAR EXTENSION OF TIME

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

Mr. Bergh, Mr. Betoff, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

P.B. 1054-11 BESSY ATTIA/EUGENE ENTERPRISES – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

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

P.B. 1053-10 CAMELOT @ MARLBORO – CONTINUED PUBLIC HEARING MINOR SUBDIVISION & PRELIMINARY SITE PLAN APPROVAL

This application has been carried from the meeting of February 16, 2011.

Gerald Sonnenblick, Esq. represented the applicant. The site is located within the area regulated by the Entron Redevelopment Plan, in the north central portion of the Township. The property fronts on Route 79 northbound, in the CS (Commercial Service) and LI (Light Industrial) zone, Block 132 Lot 18.

The applicant is seeking approval for twelve multifamily buildings, a clubhouse and pool, associated road, parking, utility and stormwater management facilities and landscaping. Access to the development will be from Route 79. No access or egress is proposed from Beacon Hill Road. A landscaped buffer is proposed along the perimeter of the tract and the stormwater management basins are proposed along the south of the tract adjoining Beacon Hill Road.

Fifty of the 250 dwelling units will be affordable low and moderate income family rental units . The remaining 200 units will be market rate housing.

The applicant is also seeking Minor Subdivision approval to create two lots within the multi family component of the development. Proposed Lot 18.02 will be 0.9 acres in size and contain the fordable housing units, specifically Buildings 8 & 9.

The project as approved may require contamination cleanup and would include the demolition of a late 19th century former blacksmith shop located on the property.

The Township Historic Committee recommended that the former shop, dubbed Liberty Hall, be preserved.

Jason Kaplan, President said he searched various records but could not find this dwelling on any historic list. He also stated that there is too much damage on this building to able to reuse it and would likely collapse if they tried to relocate it.

PUBLIC HEARING OPENED

The following residents voiced their concerns:

Russell Reeves – 98Reids Hill Road

Art Raskin – 411 Route 79

PUBLIC HEARING CLOSED

Michael Herbert, Esq. reviewed the history of this application with the Board. The application is the result of litigation between the Township and the applicant that started in 2002. The site had been included in the previous administration's affordable housing plan, but was then removed. Legal action followed and a settlement was reached that led to this application before the Board.

A motion in the affirmative for Preliminary Major Site Plan and Minor Subdivision approval was offered by Mr. Gupta, seconded by Councilman LaRocca. In favor: Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli