

MARLBORO TOWNSHIP PLANNING BOARD

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JANUARY 18, 2012
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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. GUPTA, MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK(arr.8:10), MR. MESSINGER, MR. ROSENWALD

ABSENT... NONE

PROFESSIONALS PRESENT... MR. VALESI, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of January 4, 2012 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs.

ORDINANCE 2012-1 AMENDING CHAPTER 220 "BILLBOARDS"

Greg Valesi testified that this ordinance is consistent with the Master Plan. A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman LaRocca.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Pollak, seconded by Mr.

Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Councilman LaRocca.

P.B. 1068-11 JERSEY OUTDOOR MEDIA – PUBLIC HEARING – CONDITIONAL USE

This application is being carried to the meeting of March 7, 2012, without further notice.

P.B. 1069-11 OUTDOOR MEDIA SYSTEMS – PUBLIC HEARING – CONDITIONAL USE

This application is being carried to the meeting of March 7, 2012, without further notice.

P.B. 452-88A-2 NORTHPOINTE – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR 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.

The following Professionals were sworn in:

- David Minno - Minno & Wasko Architects & Planners
- Chris Rosati, P.E. - FWH Associates
- John Rea – Traffic –McDonaugh & Rea
- Gary DiMartinez – Environ.

Henry Kent-Smith, Esq. represented the applicant. The site is a vacant and mostly wooded with frontage on Lloyd Road in the MFD –IV Multi Family zone, Block 143 Lots 1.02 & 12.

The applicant is seeking Preliminary & Final Major Site Plan approval to construct 300 multifamily dwelling units and 85 affordable multifamily dwelling units on a 47 acre parcel. The property is designated for affordable housing as part of the Master Plan housing Element and Fair Share Plan. This development is governed by a Settlement Agreement between the applicant and the Township originally dated December 24, 1985, first amended on July 12, 2007 and a second amendment dated September 10, 2009.

David Minno, Architect testified on behalf of the applicant. He described the space between the buildings, the setback of the parking lots, exterior exposures, designs of the buildings and height.

Many Board members had issues with the height of the buildings. Mr. Minno said it would be in the Marlboro's best interest to grant the height variance. He feels the pitched roofs give the building a more elegant feel, but he did say that it would be possible to construct the buildings without exceeding the height limitations.

The Board also had some concerns with the number of bedrooms proposed per unit. Some plans include a den, which must be counted under Marlboro's ordinance. Mr. Minno said the applicant plans to provide the required amount of parking for the den. The Board suggested a design change so that it den could not be used as a third bedroom.

John Rea, Traffic consultant for the applicant testified that Thorton Avenue would be affected if

this project is approved. He said the applicant could either expand the road to run through Northpointe or eliminate it. He feels the removal of Thornton Avenue would provide more room for buildings and cause less disturbance of the environment. It would also eliminate some of the requested variances.

PUBLIC HEARING OPENED

The following residents spoke:

Marilyn Manzo – 46 West Aspen Way – Aberdeen

Kathy Cross – West Aspen Way – Aberdeen

Roy Giordiano – 51 Lloyd Road - Morganville

Mike Pingatore – 36 Waverly Way – Aberdeen

John Ocello – 24 Linda Circle – Aberdeen

Russell Reeves – 98 Reids Hill Road – Morganville

This application is being carried to the meeting of February 1, 2012, without further notice.

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

Respectfully submitted

Donna Pignatelli