

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 1, 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. PARGAMENT, MR. POLLAK, MR. JOSEPHS,
COUNCILMAN LA ROCCA, MAYOR HORNIK,
MR. MESSINGER, MR. ROSENWALD**

ABSENT... MR. GUPTA

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr. Gupta.

CITIZENS VOICE

No one from the public spoke.

MINUTES – JANUARY 18, 2012

Carried to the meeting of February 15, 2012.

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

This application is a continuation of a hearing that was held on January 18, 2012

Henry Kent-Smith, Esq. represents the applicant. 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.

Christopher Rosati, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-7 Colored Concept Rendering of Overall Site
- A-8 Site Plan
- A-9 Environmental Report from Brinkerhoff

Mr. Rosati testified that by not removing Thornton Avenue in its entirety the developer would avoid having to clear an additional 1.5 acres. It would also avoid additional acre of paved impervious surface, which in turn would cause less stormwater runoff from the site.

The Board agreed to the plan of not removing Thornton Avenue in its entirety.. The Marlboro Police Department also agreed.

Per Mr. Borden's request the applicant agreed to adding a restricted emergency access between Northpointe and the neighboring Woodcliff residential community. A 28 ft. wide paved emergency access will be built with depressed curbs. A siren operated sensor gate that would not require emergency service workers to exit their vehicle will be installed. An association would be created to maintain the gate and the emergency access road.

The Board had some concerns about this development's close proximity to Gravelly Brook, which has already caused some problems for some of the adjacent homes.

Henry Kent-Smith said the elimination of Thornton Avenue would decrease potentially negative effects to the brook. Removing the road would create more of a buffer between the brook and the development.

Christopher Rosati stated that plans for additional open space would allow the architect to push the buildings back farther from the proposed parking lots.

PUBLIC HEARING OPENED

The following residents spoke:

Roy Giordano – 51 Lloyd Road
Louise Carlson – 31 Baldwin Street

PUBLIC HEARING CLOSED

Another issue discussed again was the height of the buildings. The applicant's attorney asked if this

could be discussed at the next meeting so that the architect can take another look at the plans.

Mr. Kent Smith said they will also be talking to the school Board about how the applicant can assist them in relocating the gate at the end of the driveway.

Gary DiMartinis, remediation specialist, testified on the soil conditions and the status of his report as it relates to the soils and soils remediation's

This application is being carried to the meeting of February 15, 2012, without further notice.

A motion to adjourn was offered by Mr. Barenburg, seconded by Mr. Pargament. One vote was cast.

Respectfully submitted

Donna Pignatelli