

MARLBORO TOWNSHIP PLANNING BOARD

=====
APRIL 18, 2012
=====

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. JOSPEHS,
MAYOR HORNIK, MR. ELMANSOURY, MR. MESSINGER,
MR. ROSENWALD**

ABSENT... MR. GUPTA, COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

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

CITIZENS VOICE

Louise Carlson – 31 Baldwin Place - Morganville

A motion to approve/amend the minutes of March 7, 2012 was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

The approval/amendments to the minutes of March 21, 2102 is being carried to the meeting of May 2, 2012.

P.B. 1068-11 JERSEY OUTDOOR MEDIA – MEMORIALIZATION OF RESOLUTION DENYING A CONDITIONAL USE

A motion was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

P.B. 1069-11 OUTDOOR MEDIA SYSTEMS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING A CONDITIONAL USE

A motion to approve was offered by Mr. Pargament, seconded by Mr. Rosenwald. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

P.B. 981-07A HINDU AMERICAN TEMPLE & CULTURAL CENTE – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

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

P.B. 1075-12 476 ROUTE 520 CORP./SAM VERA - MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL

This resolution is being carried to the meeting of May 2, 2012.

P.B. 1061-11 G.S. REALTY CORP. – MEMORIALIZATION OF RESOLUTION GRANTING FINAL MAJOR SUBDIVISION APPROVAL

This resolution is being carried to the meeting of May 2, 2012.

P.B. 1071-12 CBS OUTDOOR – PUBLIC HEARING CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of May 2, 2012

P.B. 1072-12 CBS OUTDOOR – PUBLIC HEARING CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of May 2, 2012.

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

This is the sixth meeting regarding this application.

Henry Kent-Smith, Esq. represented the applicant. The tract is 47.66 acres and is a vacant mostly wooded site with frontage on Lloyd Road in the MFD IV zone, Block 143 Lots 1.02 & 12.

The applicant is seeking approval to construct 300 multifamily dwelling units and 85 affordable multifamily dwelling units, consisting of 20 buildings, pool and a clubhouse.

Christopher Rosati, P.E. for the applicant discussed the proposed stormwater management issues. He said a greater amount of impervious surface on this parcel is expected to significantly increase stormwater runoff. To control this runoff three management facilities are proposed. One will be a large retention pond near the market rate units, a smaller pond near the affordable units and the restoration of an existing detention basin.

Plans call for a 4 foot high chain link fence around the ponds. It was also recommended that bushes with thorns be planted in the area to discourage children from climbing the fence.

Areas farther downstream will not be negatively affected by runoff from the site because the designs are in compliance with regulations regarding heavy storms. Also the elimination of Thornton Avenue extension would strengthen the stormwater management system.

Mr. Rosati also addressed some parking issues. Parking for the residential units will be in front of each building. There will be 832 parking spaces for residents and 18 spaces at the clubhouse. This parking design has been altered from a previous plan. He feels this new layout would build a better sense of community and provide tenants with easier access to their vehicles.

Mr. Rosati discussed some measure that will be taken to clean the site. A number of trees will be removed near the tract's border with Aberdeen and new trees and shrubbery will sit atop a series of berms along the border. The 6 – 8 foot high berms will conceal and contain the contaminated soil, which will already be under 2 feet of clean soil.. The berms will also serve as privacy buffers from nearby residents. They will also install a 6 foot high chain link fence at the property line.

Many residents were concerned that contaminants could spill into the adjoining neighborhood

PUBLIC HEARING OPENED

The following residents spoke:

Mike Pingatore – 36 Waverly Place - Aberdeen
Frank Mazzei – 14 Weston Place – Aberdeen
Steve Zavoluk – 20 Linda Circle – Aberdeen
Michele Delevany – 11 Warren Drive - Aberdeen
Nancy Zavoluk – 20 Linda Circle – Aberdeen
Julie Schmitt - Aberdeen

This application is being carried to the meeting of May 2, 2012, without further notice.

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

Respectfully submitted

Donna Pignatelli