

**MARLBORO TOWNSHIP PLANNING BOARD**

=====  
**AUGUST 7, 2013**  
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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. GUPTA,  
MR. PARGAMENT, MR. POLLAK, MR. JOSPEHS,  
MS. MESSINGER, MR. ROSENWALD**

**ABSENT... MR. BETOFF, COUNCILMAN METZGER, MAYOR HORNIK,  
MR. ELMANSOURY**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. GOODELL**

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

A motion to approve/amend the minutes of June 19, 2013 was offered by Mr. Pollak, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Pollak, Mr. Messinger.

**ORDINANCE 2013-15 AMENDING THE STANDARDS FOR SHEDS AS ACCESSORY STRUCTURES**

The review of this ordinance is being carried to the meeting of August 21, 2013.

**ORDINANCE 2013-18 AMEND & RENAME SECTION 220-18 AS STORM WATER MANAGEMENT MAINTENANCE FEES**

Ms. Neumann, P.E. P.P. stated that this ordinance is consistent with the Master Plan. A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

A motion for Mr. Herbert to prepare a resolution was offered by Mr. Bergh, seconded by Mr. Pargament. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Messinger, Mr. Rosenwald.

**P.B. 970-06A K. HOVNANIAN SHORE ACQUISITIONS – MEMORIALIZATION OF RESOLUTION TO DENY CONVERSION**

This review and vote was carried to the meeting of August 21, 2013.

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

Henry Kent Smith, Esq. represented the applicant. The existing properties, Block 143 Lots 1.02 and 12, total 47.66 acres and contain bifurcated frontages of 224 feet and 187 feet along Lloyd Road immediately south of the municipal boundary between Marlboro and Aberdeen. The tract is traversed by Gravelly Brook and located in the MFD-IV zone. The zoning and proposed development of the site was established by a court settlement between the Applicant and the Township dated December 24, 1985, first amend on July 12, 2007 and a second addendum dated September 10, 2009.

The applicant seeks approval to construct a multi family development which will be bifurcated by Thornton Avenue.

Christopher Rosati, P.E. testified on behalf of the applicant. He stated that by combining two proposed structures and eliminating an extension of the on-site Thornton Avenue, the applicant no longer needs a handful of building separation and setback variances. A revised stormwater management system brought the applicant in compliance with peak flow standards.

Henry Kent Smith said the applicant's professionals have addressed several concerns raised by the Board, including the location of a traffic signal, the stormwater management design, the remediation of contaminated soil and sediment controls.

John Rea, Traffic Engineer stated that Monmouth County officials have opted to install a traffic signal at the intersection of Lloyd Road and the proposed Cayuga Way. That light was originally intended to be placed at the Thornton Avenue intersection, which would not allow right turns in and out of the development. This new proposed location would ease congestion at Lloyd and Nolan Roads.

Mr. Rosati said a network of retention basins and wet ponds would safely handle the stormwater runoff. The project requires several permits from the DEP but he said they would meet the state regulations.

Gary DiMartinis, licensed site remediation professional stated that Northpointe would be built on land that is contaminated with pesticides and naturally occurring arsenic and the land would be properly remediated. The plan for remediation is appropriate and in accordance with DEP rules and guidelines.

The applicant would minimize the movement of soil and abide by all regulations, including the use of a properly installed silt fence.

Mr. Kent Smith said the applicant would follow regulations that govern affordable housing units during the construction phasing process. By the time 80 % of the market rate units are up, all of the affordable housing units would be completed.

This application is being carried to the meeting of September 18, 2013 without further notice.

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

Respectfully submitted

Donna Pignatelli