

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 6, 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. BETOFF(ARR.7:40), MR. PARGAMENT, MR. JOSEPHS, MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. GUPTA, MR. POLLAK, COUNCILMAN METZGER, MAYOR HORNIK, MR. SAMI ELMANSOURY

PROFESSIONALS PRESENT... MR. VAN DEN KOOY, MR. HERBERT

SALUTE THE FLAG

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

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of February 6, 2013 was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Pargament, Mr. Rosenwald.

P.B. 1081-11 AMERICAN PLAZA, LLC – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL

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

**ORDINANCE 2013-5 AMENDING CHAPTER 220 SECTIONS 220-108 & 220-176
REQUIRING GAS STATIONS TO HAVE ALTERNATE ENERGY SOURCE**

Mr. Van den Kooy, P.P. from CME testified that this ordinance is consistent with the Master Plan.

The Board was in favor of this ordinance with a change, if possible, to protect family and small owners of local gas stations from financial difficulty due to the requirements of this ordinance.

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

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

**PUBLIC HEARING FOR THE FORM BASED CODE FOR THE MARLBORO
VILLAGE CENTER**

This is a review of the Marlboro Village to create a Village Center that would implement the vision of The Township for a walkable mixed use Center.

Marlboro Township is known as a “bedroom community” and many of its residents are commuters who work in New York City, who have purchased homes in Marlboro due to its rural character. The concern is that there is a lack of a real community center.

After much review the Village Center site was selected along both sides of Route 79, north of Route 18, near School Road.

Council President Frank LaRocca and Adrian Spota presented the plan to the Board.

PUBLIC HEARING OPENED

The following spoke:

Patrick Pentland – Chairman of the Historic Commission

PUBLIC HEARING CLOSED

The Board recommended the adoption of the Marlboro Village Center Form Based Code.

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

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. Betoff, Mr. Pargament, Mr. Josephs, Mr.

Rosenwald. Opposed: Mr. Messinger.

PUBLIC HEARING – SUSTAINABILITY ELEMENT OF THE MASTER PLAN

Peter Van den Kooy, P.P. from CME reviewed this plan with the Board. The purpose of this plan is to establish goals, policies and strategies to protect natural resources and to create a health and sustainable economy and society.

This plan shall encourage and promote the efficient use of natural resources, consider the impact of buildings on the local, regional and global environment. Also, allow ecosystems to function naturally, conserve water, treat storm water on site and optimize climatic conditions through site orientation and design.

PUBLIC HEARING OPENED

The following spoke:

Kevin Dowd – Chairman of the Environmental Commission

PUBLIC HEARING CLOSED

The Board recommended the adoption of the Draft Green Buildings and Environmental Sustainability Plan Element of the Master Plan.

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

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

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

Respectfully submitted

Donna Pignatelli