

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 17, 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. JOSPEHS,
COUNCILMANMETZGER, MAYOR HORNIK,
MR. ELMANSOURY, MR.ROSENWALD**

**ABSENT... MR. BETOFF, MR. GUPTA, MR. PARGAMENT,
MR. POLLAK, MR. MESSINGER**

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

SALUTE THE FLAG

Mr. Rosenwald will be sitting in for Mr.Betoff

CITIZENS VOICE

Lorraine Soroka – 4214 Route 79
Concerns with Camelot @ Marlboro

A motion to approve/amend the minutes of June 5, 2013 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr.Bergh, Mr. josephs, Councilman Metzger, Mr. Elmansoury.

ORDINANCE 2013-15 AMENDING SECTION 220-140 – STANDARDS FOR SHEDS AS ACCESSORY STRUCTURES

Ms. Laura Neumann, P.E., P.P. stated that consideration should be given to each zoning district, as each district has different setbacks are accessory structures, which are proportionate to the lot

size. This proposed ordinance is not consistent with the Master Plan.

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Josephs, Councilman Metzger, Mayor Hornik, Mr. Rosenwald.

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

P.B. 1092-13 ST. GABRIEL'S CHURCH – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Councilman Metzger.

P.B. 970-96A K. HOVNANIAN SHORE ACQUISITIONS – CONVERSION

Councilman Metzger stepped down from this application.

Kenneth Pape, Esq. represented the applicant. The site is a total of 75.5 acres, Block 148 Lot 31, Block 149 Lot 16, Block 150 Lots 2 – 4 & 9, Block 151 Lot 4 in the MFDII zone with frontage on Church Lane, Route 79 and Tennent Road. The applicant is seeking amended approval to convert the approved development from being an age restricted community to a non age restricted development.

Mr. Pape gave a summary of why the application should be approved and how it complies with the Township's ordinances.

The Board members were concerned about the negative impact upon the neighboring properties. They had concerns with the ability of on site roads to accommodate school bus traffic, the stormwater runoff design and the affordable housing section and the recreation plan.

A motion to deny was offered by Mr. Rosenwald, seconded by Mayor Hornik. In favor of the denial was Mr. Barenburg, Mr. Josephs, Mayor Hornik, Mr. Rosenwald. In favor to approve was Mr. Bergh.

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

Henry Kent Smith, Esq. represented the applicant. The site is located on Lloyd Road, Block 143 Lots 1.02 & 12. The applicant is proposing to construct 300 multifamily dwelling units & 85 affordable multifamily units, consisting of 20 buildings.

In May 2012, the Board denied the application without prejudice due to what members said was a lack of information and the refusal by the applicant to grant an extension of time.

Earlier this year a judge sent the case back to the Board to continue the public hearing.

Christopher Rosati, P.E. testified on behalf of the applicant. He said that by combining two proposed structures and eliminating an extension of the on site Thorton Avenue, the applicant would no longer need building and setback variances. He said a reworked storm water management system placed the applicant in compliance with peak flow standards. A network of retention basins and wet ponds would handle the storm water runoff.

Also Monmouth County officials have opted to install a traffic light at the intersection of Lloyd Road and the proposed Cayuga Way.

John Rea, Traffic expert testified that the new traffic signal would ease congestion at Lloyd and Nolan Roads.

Gary DiMartinis, licensed site remediation professional testified on behalf of the applicant. He said the contaminated land would be properly cleaned and the plan is appropriate and in accordance with the NJDEP rules and guidelines.

Some Board member had concerns that the contaminated soils could be air borne and could affect nearby parcels during the clean up.

Mr. DiMartinis said the applicant would minimize the movement of the soil and abide by the regulations and include the use of a silt fence.

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

The Board felt the affordable unit should be inclusionary and not separate.

Mr. Kent Smith agreed to discuss this with his client.

This application is being carried to the meeting of August 7, 2013, without further notice.

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

Respectfully submitted

Donna Pignatelli