

MARLBORO TOWNSHIP PLANNING BOARD

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SEPTEMBER 18, 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. JOSEPHS, MR. BARENBURG, MR. BERGH, MR. BETOFF, MR. PARGAMENT, MR. POLLAK, COUNCILMAN METZGER, MR. MESSINGER, MR. ROSENWALD, MR. GUPTA

ABSENT... MAYOR HORNIK, MR. ELMANSOURY

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

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

A motion to approve/amend the minutes of August 7, 2013 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, LLC – MEMORIALIZATION OF RESOLUTION FOR DENIAL

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

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

Henry Kent Smith, Esq. represented the applicant. The site is 47.66 acres and has frontages along Lloyd Road between Marlboro Township and Aberdeen Township. The tract is traversed

by Gravelly Brook, Block 143 Lots 1.02 & 12, within the MFD IV zone.

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

At the last meeting on August 7, 2013, the Board asked the applicant to consider the distribution of the affordable housing units and submit a new plan to reflect the integration of the affordable units throughout the project.

Mr. Minnow, Architect testified on behalf of the applicant. He first described a new building which will consist of 12 affordable units and 12 market rate units in the same structure. The exterior of every building in the community would be consistent.

Some building near the Aberdeen border would be split between two and three story designs.

The second thing they did was to distribute those building throughout the site in a way that now allows the applicant to proceed with construction without having to be concerned with the construction of the COAH units on Cayuga Way. The affordable units will be built with the market rate units. This will eliminate a phasing plan.

Mr. Kent Smith said the previously submitted plan had no infiltration and the new plan has a substantial amount of infiltration.

Another benefit of the new plan is that they were able to eliminate some variances. The variance related to the separation of the building is no longer needed.

Mr. Rosati, design engineer testified on behalf of the applicant. Beside the change of the affordable units with the market rate units, a major revision was made to the storm water management plan. He said initially he took nine soil samples to determine how to proceed with the storm water plan. Since that time, he took a total of 40 samples.

The new information allowed him to tweak the design, which now includes a greater emphasis on the infiltration of water into the ground. The new storm water plan meets or exceeds DEP standards for peak flows and flooding.

The plan calls for water to cross Thornton Avenue and Mr. Rosati said even in the worst storms, the roads would not be flooded and the runoff would be spread across a large distance.

The applicant agreed to work with the Board's engineer to consider the addition of another outfall pipe to lessen the effects of the emergency spillway.

Mr. Rosati discussed the items in CME's report dated September 13, 2013. With regard to the number of units, it was clarified that there are 85 affordable units. The bedroom distribution is 17 three bedrooms, 51 two bedrooms 17 one bedroom and that does comply with the COAH regulations.

Mr. Rosati will be submitting a phasing plan with the final submission.

Mr. Di Martinis testified that the Remedial Action Work Plan has been completed and all the permits have been approved from the DEP.

Mr. Rosati is currently working with the applicant's traffic engineer and the Monmouth County Planning Board to work out the details of how Lloyd Road is going to be modified, either by striping or possibly widening, once the traffic signal is installed.

There will be a sidewalk along the Lloyd Road frontage coming down Cayuga Way and all the way to Thornton Avenue. Internally, there will be sidewalks in front of all of the buildings. They will also add a continuation of sidewalk on Thornton Avenue to connect to the clubhouse.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

This application is being carried to the meeting of October 2, 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