

**MARLBORO TOWNSHIP PLANNING BOARD**

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**SEPTEMBER 3, 2014**

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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 7:30P.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 (arr.8:00),  
MR. CHERBINI, MR. JOSEPHS, MAYOR HORNIK,  
MR. ROSENWALD**

**ABSENT... MR. BETOFF, MR. PARGAMENT, COUNCILMAN LA ROCCA,  
MR. ELMANSOURY, MR. MESSINGER**

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

**SALUTE THE FLAG**

Mr.Rosenwald will be sitting in for Mr. Betoff.

A motion to approve/amend the minutes of July 2, 2014 was offered by Mr. Barenburg, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr.Bergh, Mr. Josephs, Mr.Rosenwald.

**CITIZENS VOICE**

No one from the public spoke.

**P.B. 1112-14 RIVER BIRCH, LLC – MEMORIALIZATION OF RESOLUTION  
GRANTING WAIVER OF SITE PLAN**

Carried to the meeting of September 17, 2014

**P.B. 1097-13 FACCHINI – RELIEF OF CONDITION OF RESOLUTION**

The site contains 200 feet of frontage along the south side of Old Mill Road, Block 414 Lot 12, within the R-20 zone.

On December 4, 2013, the applicant received approval to subdivide the property into two lots. A condition of resolution was that the original home lot would be required to hook into the sewer service.

The applicant represented themselves and stated that they have recently spent considerable money upgrading their septic system and do not wish to connect to the sewer at this time. They now request relief from this condition.

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

**P.B. 452-88B OHAD/REGENT PARK– PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SITE PLAN**

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Kevin Moore, Esq. represented the applicant. The existing properties 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 Township and Aberdeen Township, Block 143 Lots 1.02 and 12, within the MFD-IV zone. Currently the site is vacant and wooded. The zoning and proposed development of the site was established by a court settlement between the applicant and the Township originally dated December 24, 1985, first amended on July 12, 2007 and a subsequent second addendum dated September 10, 2009.

The applicant is seeking approval to construct a multi family development north and east of Thornton Avenue. They are proposing fourteen three story building which will contain 285 units, 222 market rate residential units and 63 affordable housing units. The market rate units will consist of 28 two bedroom units and 194 two bedroom units with a with den. The affordable units will consist of 12 one bedroom units, 38 two bedroom units and 13 three bedroom units. They are also proposing a 4,025 s.f. clubhouse and associated pool. There will be 641 parking stalls to service the units.

Christopher Rosati, P.E. discussed the new application. The most significant change is that there will no longer be any development planned on the south side of nearby Gravelly Brook. Since the last application the number of overall units has decreased from 384 to 285 units and the affordable units have been integrated with the market rate units. The stormwater

management system has been revised and is 100% compliant with the regulations. The roadway and building layouts north of Thornton Avenue have been revised to accommodate the proposed site revisions.

Mr. Rosati reviewed the draft Remediation Plan for the cleanup of the soils, the soil logs as well as the supplemental soil logs showing how permeability would occur at the site. He also discussed the location of the wetlands as well as the various agreements between the Township and the applicant.

Mr. Rosati referred to exhibit A-19, the aerial photograph of the site, that showed what improvements have already been built at the site. Some water and sewer pipes have already been laid. A large portion of the site has extensive forest, but the trees that have to be removed as part of the soil remediation will be replaced by other trees.

The intersection will be moved to Tioga Way from Thornton for better traffic circulation at the site.

The applicant is proposing the construction of a traffic light at the intersection of Thornton Avenue and Lloyd Road. Because Lloyd Road is a county road, the light will fall under the jurisdiction of the county.

Jack Raker, Architect from Minno & Wasko referred to exhibit A-3 and stated that there would be six different building types on the site. Building type A would not have low or moderate income units. The other building types would have affordable units mixed in. Building type B would have a different grading on each side of the building. The back elevation will have two stories, while the front will have three stories. Building type C and D will be a smaller building, which will have a lower center roof to show off different architectural features.

John Ra, Traffic Expert stated that since the site has been reduced the traffic issues for the site have now significantly decreased. He believes that the traffic light will help the Lloyd Road intersection. He stated that there will be an emergency access point with the Woodcliff development but regular traffic would not be allowed to enter into that development. He believes that there is adequate space for emergency vehicles to circulate through the site and turn around. Regarding school buses he stated that it is possible that the school buses will not circulate inside of the site but would stop on Thornton Avenue. The applicant will address this issue with the Board of Education.

PUBLIC HEARING OPENED

Andrew Schuller - 30 Warren Drive  
Concerned with the traffic conditions near the site

Michelle Devanny 11 Warren Drive  
Concerned about traffic in the area

PUBLIC HEARING CLOSED

This application is being carried to the meeting of September 17, 2014, without further notice.

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

Respectfully submitted

Donna Pignatelli