

MARLBORO TOWNSHIP PLANNING BOARD

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SEPTEMBER 17, 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. BERGH, MR. BETOFF (arr.7:45), MR. PARGAMENT, MR. CHERBINI, MR. JOSEPHS, MAYOR HORNIK, MR. ELMANSOURY (ARR.8:25), MR. MESSINGER, MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. GUPTA, COUNCILMAN LA ROCCA

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

SALUTE THE FLAG

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

CITIZENS VOICE

No one from the public spoke.

A motion to approve the minutes of August 20, 2014 was offered by Mr. Cherbini, seconded by Mr.Bergh. In favor: Mr.Bergh, Mr. Pargament, Mr.Cherbini, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

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

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

P.B. 1097-13 FACCHINI – MEMORIALIZATION OF RESOLUTION GRANTING A RELIEF OF CONDITION OF APPROVAL

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

P.B. 1113-14 MARLBORO CORPORATE CENTER – EXTENSION OF TIME

Kevin Moore, Esq. represented the applicant. On May 16, 2007 the Planning Board voted in favor of a Resolution granting Preliminary & Final Major Site Plan Approval, Block 179 Lot 1. The applicant is now seeking three one year extensions of time to end on September 17, 2017. Mr. Moore stated that at the beginning of the financial crisis in 2007, the Permit Extension Act, was put in place thereby staying the expiration of permits until the present.

Shamus Gilson, principal of the corporation stated that the project has not yet been built. It obtained approval in 2007 at the very beginning of the financial crisis making it difficult to find tenants and financing for this project. He stated that he has undertaken substantial marketing efforts for the project in the past several years. He has retained Ms. Macnow of CBRE, a major commercial real estate broker to do the marketing. Despite the poor market conditions and lack of tenants he proposes to begin site work for the project over the next several months. He stated that he will construct an entrance to the site, cut and fill portions of the site, install a catch basin, cleanup the site entrance and install a sign onsite advertising the project.

Mr. Gilson stated that the request for the three year extension of time will reassure any perspective tenants that the expiration of the site plan approval period will not become an issue while negotiating a lease.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

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

P.B.452-88B OHAD/REGENT PARK – CONTINUED PUBLIC HEARING

PRELIMINARY & FINAL MAJOR SITE PLAN

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 buildings 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 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.

Mr. Rosati, Site Engineer, addressed several issues from the last hearing on September 3, 2014. They included issues from the Fire Sub Code Official's review letter and issues relating to school bus pick up /drop off.

The parking islands that hindered fire trucks will be eliminated. All street names will be submitted to the Township for approval. The emergency access through the Woodcliff Development would be used for emergency purposes only and will have access with a siren gate and Knox box. There will be four mountable curbs to facilitate the circulation of fire trucks.

Regarding access by emergency vehicles to the back of the buildings, there would be unpaved paths built into the grass so that certain buildings can be accessed by emergency vehicles in the rear.

Referring to exhibit A-27, which is the bus circulation exhibit, Mr. Rosati discussed how the school buses would circulate within the site. The applicant is still working with the Board of Education to work out proper bus stops. This will be a condition of approval.

Mr. Rosati discussed the tree removal and tree counts stating that the applicant was not complying with the tree replacement Ordinance but was supplying hundreds of trees and shrubbery for the site. He stated that there will be 1,051 trees planted throughout the site. The applicant does not have to comply with the Ordinance since this application was part of a Settlement Agreement several years ago.

The site is in RSIS compliance. The site will be misted when required to prevent dust.

Regarding garbage disposal, there will be several refuse enclosures on the site with at least six dumpsters. The applicant agreed to work with the Board Engineer to make sure that there are adequate recycling containers and dumpsters on the site. The site will be serviced by a private

carting firm using a front end loader on a garbage truck.

Laura Brinkeroff, Environmental Expert, reviewed how the site would be cleaned up. She stated that she would be the applicant's LSRP representative as far as certifying the cleanup. She stated that the Gravelly Brook stream corridor will be left alone and reviewed with the Board what parts of the site would be cleared.

Art Bernard, P.P. testified on behalf of the applicant. He reviewed the variances being requested and stated that the benefits outweighed the impact upon the community and went through the standards for the positive and negative criteria as to why the variances should be granted for this site.

PUBLIC HEARING OPENED

The following residents spoke:

Andrew Schuller – 30 Warren Drive
Russell Reeves – 98 Reids Hill Road
Dan Materese – 45 Texas Road
Michelle Devanny – 11 Warren Drive
Paul Riener – 109 Wilson Avenue

PUBLIC HEARING CLOSED

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

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

Respectfully submitted

Donna Pignatelli