

MARLBORO TOWNSHIP PLANNING BOARD

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NOVEMBER 5, 2014

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERALD BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. BERGH 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, MR. GUPTA,
MR. PARGAMENT, MR. CHERBINI, MR. MESSINGER,
MR. ROSENWALD**

**ABSENT... MR. JOSEPHS, COUNCILMAN LA ROCCA, MAYOR HORNIK,
MR. ELMANSOURY**

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

SALUTE THE FLAG

A motion to approve/amend the minutes of September 17, 2014 was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Messinger, Mr. Rosenwald.

A motion to approve/amend the minutes of October 15, 2014 was offered by Mr. Barenburg, seconded by Mr. Cherbini. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Cherbini, Mr. Messinger, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

COMMUNITY GARDEN

Laura Neumann presented to the Board the Shade Tree Commission Plan for a Community Garden to be located at 82 Tennent Road, Block 120 Lot 36. There will be 60 garden lots with a deer fence surrounding them. The project will be a community based project for the Girls and Boys Scouts and other organizations.

P.B. 1115-14 MARLBORO FIREHOUSE #1 – REVIEW & RECOMMENDATION

The site is located at 5 North Main Street, Block 223 Lots 4 & 5.

Laura Neumann, P.E. reviewed Dean Staknys, Assistant Township Engineer’s report dated October 28, 2014. This application is for the construction of additional parking and driveway areas at the existing firehouse. The construction will include parking spaces for 45 vehicles, curbing, additional lighting fixtures and a 6’ high vinyl fence along the west and north property lines.

The Board asked that they use LED lighting, if possible. Other than that the Board had no comments.

P.B. 1104-13 PASMEL – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION

This application was not heard due to a failure of the applicant noticing for this meeting.

P.B. 970-06A K. HOVNIANIAN SHORE ACQUISITIONS, LLC - COURT ORDER CONVERSION APPLICATION

This application is being carried to the meeting of December 3, 2014.

P.B. 1108-14 CAPTIVA HOLDINGS, LLC. – PUBLIC HEARING - PRELIMINARY & FINAL MAJOR SUBDIVISION

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.

Gerald Sonnenblick, Esq. represented the applicant. The site is 32.5 acres and is located on Nolan Road, Block 143 Lot 11.01, within the R-60 zone. It consists of 1,152 feet of frontage along the easterly side of Nolan Road opposite the Ramsgate Drive intersection. Currently, the property contains two existing dwellings each with a detached garage, and each with a bituminous access drive along Nolan Road. The property is encumbered along the rear easterly portion by Gravelly Brook with associated wetlands and wetland buffer areas, as well as a wetland area with associated buffer along the middle portion of the property.

The applicant proposes to raze the existing improvements and to subdivide the property into eighteen (18) lots utilizing the R-20 cluster development option. Seventeen (17) of the lots are proposed for residential development and the remaining 20.8 acre lot will be an open space lot

containing the proposed stormwater detention basin. All lots are to have access along an approximately 1,350 foot long proposed cul de sac roadway, Captivia Lane, which will intersect along Nolan Road opposite the Ramsgate Drive intersection. All lots are to be serviced by municipal water and sanitary sewer services via connection to existing mains along Nolan Road.

Roger Mumford, Developer for the site was sworn in. He testified that he has been in the business for over 30 years and has built 70 communities throughout the state of New Jersey. He said this is a peculiar site in that there is a requirement for clustering in the middle of it due to the topography and environmental issues. The development will have high design standards and the homes will be priced anywhere from \$700,000 to over a million dollars.

Entered into evidence were the following exhibits:

- A-1 – A-3 Location of the development and how it would look from a site Plan perspective
- A-4 – A-6 Types of pre-designed homes

John Buletza, P.E. was sworn in and testified on behalf of the applicant. He stated that the grading falls away from the back of the homes since the development will be located along a ridge. The grade will not exceed 12% for the first 50 feet going away from the home and no more than 4% thereafter.

Mr. Buletza said there are no variances and one design waiver for lot orientation which required a 3% waiver due to the lot lines because of the clustering. The development will comply with the RSIS to the width of the streets. They are proposing sidewalks along the southern side of the development from the cul de sac to the front road.

There will be a basin in the rear of the site that will handle all stormwater runoff. The ground water recharge will be 100%.

The retaining walls will be designed to be in a step pattern and will not exceed six feet in height.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

The following residents spoke:

Peter DeStafeno – 45 Nolan Road

He had questions about the undisturbed area and has concerns about the traffic

Joe Dalasi – 6 Knob Hill Road

He has concerns about the undisturbed area

Russell Reeves – 98 Reids Hill Road

He has concerns about the width of the street and parking

PUBLIC HEARING CLOSE

A motion in the affirmative to grant Preliminary Major Subdivision Approval was offered by Mr. Gupta, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Cherbini, Mr. Messinger.

It is determined by the Planning Board that it is necessary on this 5th day of November, 2014 to go into executive session for the purpose of discussing those items that are particularly exempted from the Open Public Meetings Act, namely litigation. The items discussed in executive session shall remain confidential until such time as confidentiality is no longer required.

A motion to enter executive session was offered by Mr. Pargament, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Mr. Messinger, Mr. Rosenwald.

A motion to come out of executive session was offered by Mr. Pargament, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Mr. Messinger, Mr. Rosenwald.

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

Respectfully submitted

Donna Pignatelli