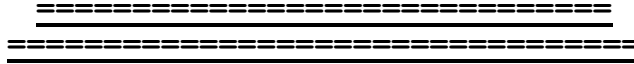


MARLBORO TOWNSHIP PLANNING BOARD

May 1, 2024



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 8:04 P.M.

VICE CHAIRMAN PARGAMENT 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 STEVEN KANSKY, ANDREW KESSLER, DR. ADLER, LYNN FRANCO, ANDREW PARGAMENT AND CHAIRMAN BARENBURG

ABSENT DAVE GAGLIANO, JUNED QAZI AND MICHEAL SLOTOPOLSKY

PROFESSIONALS PRESENT: LAURA NEUMANN, ENGINEER, AND MICHAEL HERBERT, Esq.

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of April 3, 2024 was offered by Dr. Adler, 2nd by Andrew Kessler all approve.

P.B. 1263-24 Garden State Energy- Public Hearing seeking a site plan waiver to occupy the existing building without proposing nay site improvements with a new user located at 173 Amboy Road, block 178, lot 292 within the IOR zone was carried to August 7, 2024 with no new noticing.

P.B. 1211A-20 The Place at Marlboro, LLC -Public Hearing seeking Final Major Site Plan approval for Phase 2 improvements to include 104 residential units, 175 parking spaces and an additional tot lot/recreation are located at Tennent Road block 149, lots 16.01 and 16.03 within the GH-7 zone.

The Board Took jurisdiction and entered evidence A1-A26

Diane Dabulas appeared on behalf of the applicant. The applicant is here seeking Final Major Site approval for Phase 2. All units will be affordable rentals.

Gary Vecchio-Engineer-presented exhibit A-27 which is a colorized version of the site plan. The colored portion of the exhibit is phase 2. There will be 6 buildings, a tot lot with a total of 140 units. There will be 8 one bedroom units, 64 two bedroom units and 32 3 bedroom units, with 522 parking spaces. Phase 1 buildings are complete, all utilities are installed and stormwater basin is complete. All outside agency approvals have been received. The presented plan is consistent with all prior approvals. There was discussion to connect the development with the Henry Hudson Trail and they have decided they will not since the development has private streets.

The Township Engineer has no technical comments, there are two EV stations, and agrees no access to the Henry Hudson Trail be allowed. There will be line stripping on the road to ensure all emergency vehicles can access the roads safely. The drainage system is sized correctly for the community and the stormwater regulations.

Public Forum-opened

Tim Tierney-85 Tennent Road-concerns regarding the noise and disruption to his home during construction, flooding to property, traffic, speed on road and address corrections, and wants a deer path.

Public Forum-closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

A motion to approve was offered by Andrew Kessler and 2nd by Lynn Franco.

Approve: Andrew Pargament, Lynn Franco, Steven Kansky, Dr. Adler, Andrew Kessler and Chairman Barenburg.

P.B. 1261-24 Heidi Kaye- Public Hearing seeking a site plan waiver to eliminate the non-confirming mix use and utilize the site with a proposed use, located at 99 North Main Street, block 225, lot 197 within the C-2 Zone.

The Board Took jurisdiction and entered evidence A1-A22

Board Member Andrew Kessler has recused himself. Salvatore Alfieri appeared on behalf of the applicant. The property is located at 99 South Main Street near the High

School. In 1990 the property received approval to be a mixed use property. There is a private home and a business on the property. At this time the applicant is looking to eliminate the non-confirming mixed use.

Bob Kaye, Owner was sworn in. The applicant purchased the property in 2004, the front building was rented as a home and the back building was a business. The front building will no longer be used as a home. The front building will be used as a decorating business run by his daughters. There will be 4 employees, the kitchen has been decommissioned, will have no client visitors or any large deliveries. Mr. Kaye would like to keep the present shed. There is some previous encroachment on the High School property and will rectify that. They have agreed to put in a new 6 foot fence between him and his neighbor. There will be no new utilities on the property.

Rob Siev, Engineer- There are preexisting variances on the property, and there will be no changes to those variances. Site changes include, adding an ADA parking stall, concrete wheel stops, stripping parking spaces and fire stripping, enclosing the dumpster, and there will be no signage.

Public Forum-opened
No one spoke
Public Forum-closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

A motion to approve was offered by Chairman Barenburg and 2nd by Andrew Pargament.

Approve: Andrew Pargament, Lynn Franco, Steven Kansky, Dr. Adler and Chairman Barenburg.

P.B. 1262-24 Sarai Management, LLC- Memorialization granting Minor Subdivision approval to adjust the lot lines of lots 3 and 4 for future development located at block 107, lots 3 and 4 within the R-30/20 zone was offered by Dr. Adler, 2nd by Andrew Pargament.

Approve Andrew Pargament, Steven Kansky, Dr. Adler and Chairman Barenburg

Motion to adjourn by Dr. Adler one vote was cast 9:00pm

Respectfully submitted: Suzanne Rubinstein

