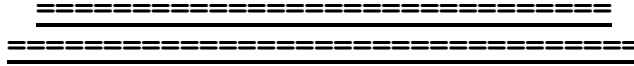


MARLBORO TOWNSHIP PLANNING BOARD

July 1, 2020



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT 7:30P.M.

MR. BARENBURG 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. BETOFF, MR. GUPTA, MR. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, Mr. KANSKY, MR. KESSLER and Mayor Hornik.

ABSENT: Dr. Adler and Mr. Slotopolsky

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of June 17, 2020 was offered by Mr. Gupta, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

PB 1201-20 El@ Marlboro 79, LLC.- Public Hearing for Preliminary & Final Major Subdivision and Site Plan to include construction of 280 homes located within the GH2D Zone Block 415, Lot 22.

The Board took jurisdiction and entered evidence A1- A49

The application before the Board was a result of a settlement between the Township/Developer and the Court. The Courts have approved the site plan as part of the Township Affordable Housing requirements. .Appearing for the applicant are Salvatore Alfieri, Esq., Sean Delaney, Engineer and Mitch Newman, Engineer. This

application is comprised of 34 acres, which will house 280 homes, there will be 224 Townhomes and 56 affordable units. All townhomes will have a privacy fence. There will be a clubhouse for all in the community. Affordable Units will have a obligation towards the H.O.A of the Community .All buildings will comply with Township ordinances and no variance is required. All roads will be able to accommodate emergency vehicles, garbage and Recycle trucks. The Township Fire Official requested a 2nd Emergency access and they have complied.

The sanitary sewer is a gravity system. The closest home to Route 79 is 120 feet, there will be a berm with landscaping to screen Route 79. The applicant will agree to address all items in the CME review dated 5-6-20. The access Road will meet all NJDOT requirements. The Applicants will address any concerns Addressed in the 6-24-20 Fire Bureau Report. The Board had concerns in regard to traffic on Route 79. The Applicants will meet with NJ DOT to discuss concerns and will invite the Township Engineer to take part in the discussions. There was a question regarding the possibility of a dog park, which the applicant will look into and report to the Township Engineer. There was a question of enlarging the clubhouse, and the applicant feels it is properly sized but will see if it can be made larger.

Public Hearing opened.

Mike Polkowitz- 24 Pecan Valley Drive, Marlboro, New Jersey 07746, spoke on his concerns with traffic, height of the buildings, grading, and density of the community. Applicants Engineer will speak with Mr. Polkowitz to discuss grading issues and will confirm height of the units.

Mr. Matthews, registered to speak but did not check into the meeting. I reached out to him by phone, 2 e-mails and a second invitation was sent as well. Mr. Matthews after the meeting e-mailed to say that he chose not to address any concerns he had during the meeting.

Public Hearing closed.

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

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Mr. Pargament and 2nd by Councilwoman Mazzola, to grant approval of a Preliminary & Final Major Subdivision and Site Plan to include construction of 280 homes located within the GH2D Zone Block 415, Lot 22., and passed with a roll call of 9-0. Approve: Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Pargament, Ms. Franco, Chairman Barenburg, Councilwoman Mazzola, Mr. Kansky and Mayor Hornik.

P.B.1200-20 45 Route 520, LLC. - Public Hearing for Preliminary & Final Site Plan to include construction of a 33,476 square feet office building located at 45 Route 520, Block 268, Lot (s) 67, 68 & 69, within the OPT1 Zone

The Board took jurisdiction and entered evidence A1- A-28

Appearing for the Applicant was Stuart Challoner, Engineer, John Rea, Traffic Engineer, Michael Testa, Architect and Jared Pape, Esq., Attorney.

The applicants is looking to build a two story medical office building next to the present office building. The façade of the building will be very similar to the present building. The building will be handicap accessible, there is an elevator and building will have an entry canopy. The two buildings will share parking. The building will be landscaped to ensure a substantial buffer from Route 520. The parking is compliant with Township regulations. Cars exiting the lot will only be allowed to make a right turn, cars will be allowed to make a left and right turn to enter the parking lot. The building will be on lot 68 and 67 and those lots will consolidate. Lot 69 will stay separate. If requested sidewalks can be added. Stormwater Management system is compliant with Township requirements. Applicant will obtain all needed permits as required by the Township..

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Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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

The applicant agreed to comply with all of the conditions proposed

by the resolution.

A motion was offered by Mr. Betoff and 2nd by Mr. Pargament to approve a Preliminary & Final Site Plan to include construction of an office building located at 45 Route 520, Block 268, Lot (s) 67, 68& 69, within the OPT1 Zone and passed with a roll call of 9-0. Approve: Mr. Betoff, Mr. Gupta, Mr. Gagliano, Mr. Pargament, Ms. Franco, Chairman Barenburg, Councilwoman Mazzola, Mr. Kansky and Mayor Hornik.

Motion to adjourn @ 10:30p.m., offered by Mr. Gagliano, 2nd Dr. Adler, all approve

Respectfully submitted: Suzanne Rubinstein