

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 17, 2015
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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.7:40), MR. PARGAMENT, MR. CHERBINI, MR. JOSEPHS, COUNCILWOMAN MAZZOLA, MR. ROSENWALD

ABSENT... MR. BARENBURG, MR. GUPTA, MAYOR HORNIK, MR. ELMANSOURY, MR. MESSINGER

PROFESSIONALS PRESENT... MR. KITTNER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

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

A motion to approve/amend the minutes of May 6, 2015 was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Bergh, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

A motion to approve/amend the minutes of May 20, 2015 was offered by Mr. Cherbini, seconded by Councilwoman Mazzola. In favor: Mr. Bergh, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald.

P.B. 1121-15 TOUBIN REALTY II, LLC. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Cherbini. In favor: Mr. Bergh, Mr. Cherbini, Mr., Josephs, Mr. Rosenwald. Opposed: Councilwoman Mazzola.

P.B. 970-06A K. HOVNANIAN SHORE ACQUISITIONS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PLAINTIFF’S CONVERSION APPLICATION FOR PRELIMINARY APPROVAL PURSUANT TO N.J.S.A. 45:22, ET. SEQ, PURSUANT TO THE COURT’S 9-23-14 ORDER AND THE APPLICANT’S & TOWNSHIP’S 3-23-15 CONSENT ORDER SUSPENDING APPLICATION FOR FINAL APPROVAL UNTIL THERE IS A DETERMINATION BY THE STATE OF N.J. SUPERIOR COURT APPELLATE DIVISION

A motion in the affirmative was offered by Councilwoman Mazzola, seconded by Mr. Bergh. In favor: Mr. Bergh, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mr. Rosenwald. Abstain: Mr. Betoff.

P.B. ARIANNA HOLDINGS, LLC – PUBLIC HEARING – MINOR SUBDIVISION

Mr. 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.

Edward Testino, Esq. represented the applicant. The existing 45,000 s.f. property has 200 feet of frontage along Baldwin Street to the east and 225 feet of frontage along Wilson Avenue to the south, Block 125 Lot4, within the R-30/20 zone. Currently, the property contains a two story dwelling near the roadway intersection with associated walks and above ground pool and has access along Wilson Avenue via a gravel driveway. Ruins of a shed or trailer exists on the site.

John Vincenti, Eng. Testified on behalf of the applicant. The applicant proposes to remove all existing site improvements and to subdivide the property into 2 new lots.

Entered into evidence was the following exhibit:

A-1 Colored rendering of site

Proposed Lot 4.01 would be 22,500s.f. in size and contain 225 feet of frontage along Wilson Avenue and 100 feet of frontage along Baldwin Street. A proposed two story dwelling is indicated to be constructed on the property having access along Wilson Avenue.

Proposed Lot 4.02 would be 22,500 s.f. in size and contain 100 feet of frontage along Baldwin Street. A proposed two story dwelling is indicated to be constructed on the property having access along Baldwin Street.

Both properties will be serviced by municipal water and sanitary sewer services.

Properties surrounding the subject site are similarly zoned R-30/20 and contain a mix of single

family residential and/or vacant/wooded parcels.

Mr. Vincenti stated that the subdivision will be perfected by plat and individual plot plans will be submitted for review. The applicant will post a bond for the demolition of the existing structures so they can be removed in a timely fashion. Proposed Lot 4.01 will not need any sight triangle easements. They are not proposing any curbs, sidewalks or widening of the roadway. This is characteristic of the neighborhood. They will make a contribution to the sidewalk fund. They will comply with all outside agency approvals.

The Board chairman had some concerns with Gravelly Brook in the area of Wilson Avenue and Baldwin Avenue. This has been a thorn in everyone's side with developments. Chelsea Square is producing runoff onto the back of Wilson Avenue, even though the developer of that project said that would not happen.

PUBLIC HEARING OPENED

The following residents spoke:

Jackie Bedle – 9 Baldwin Avenue
Concerns with water issues

Janice Borowsky - 7 Baldwin Avenue
Concerns with amount of tree removal

MaryAnn Revilinni – 23 Wilson Avenue
Concerns with stormwater runoff

The applicant agreed to revisit the site relating to the issues stormwater runoff.

This application is being carried to the meeting of August 19, 2015, without further notice.

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

Respectfully submitted

Donna Pignatelli