

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 2, 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. BARENBURG, MR. BETOFF, MR. GUPTA,
MR. PARGAMENT, MR. CHERBINI, MR. JOSEPHS,
COUNCILWOMAN MAZZOLA, MAYOR HORNIK,
MR. ROSENWALD**

ABSENT... MR. MESSINGER

PROFESSIONALS PRESENT... MR. HERBERT

SALUTE THE FLAG

A motion to approve/amend the minutes of November 4, 2015 was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mayor Hornik, Mr. Rosenwald.

CITIZENS VOICE

No one from the public spoke.

**P.B. 1119-15 STILLWELL HOLDINGS, LLC – MEMORIALIZATION OF
RESOLUTION GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL**

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

SETTLEMENT OF K. HOVNANIAN LITIGATION

Review and determination of amended 2015 Settlement Agreement for litigation between Arno Holdings, LLC, successor in interest to Alfred Bluh and Shirley Bluh and Batelli Family, LLC, a successor in interest to Joseph Batelli and the Township of Marlboro and the Planning Board of the Township of Marlboro, for approximately 86 acres of land located in the Township of Marlboro , Block 150 Lots 2, 3, 4 and 9; Block 151 Lot 4; Block 148 Lot 31; and Block 49 Lot 16, with frontage along Route 79, Church Lane and Tennent Road.

Michael Herbert, Esq. reviewed the proposed settlement of the litigation along with the December 1, 2015 CME Associates' evaluation.

The Board finds that the Amended 2015 Settlement Agreement is a favorable result for the Township in that it satisfies our affordable housing and open space needs without having a negative impact upon the Townshio Master Plan, local zoning or the public's health, safety and welfare.

A motion to accept the settlement was offered by Councilwoman Mazzola, seconded by Mr.Gupta. In favor: Mr.Barenburg, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Cherbini, Mr. Josephs, Councilwoman Mazzola, Mayor Hornik, Mr. Rosenwald.

Larry Josephs announced that he is moving out of town and will not be able to serve on the Board. The Mayor wished him well and thanked him for his 8 years of dedicated service to the Township. All Board members wished him well

Mark Rosenwald also announced that he is moving out of town and will not be able to serve on the Board. The Mayor wished him well and thanked him for his dedicated service to the Board. All Board members wished him well.

A motion to adjourn was offered by Mr.Barenburg, seconded by Mr. Pargament.

Respectfully submitted

Donna Pignatelli