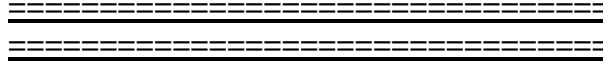


MARLBORO TOWNSHIP PLANNING BOARD
MARCH 15, 2017



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO 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. CHERBINI, MR. GUPTA, MR. MESSINGER,
MR. BARENBURG, MAYOR HORNIK(left at 8:30pm),
MR. GAGLIANO, MR. KANSKY**

**ABSENT... MR. BETOFF, MR. SLOTOPOLSKY, MR. PARGAMENT,
COUNCILWOMAN MAZZOLA**

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

Mr. Steven Kansky, Alternate # 2, was sworn in by Mayor Hornik.

SALUTE THE FLAG

A motion to approve/amend the minutes of February 1, 2017 was offered by Mr. Cherbini, seconded by Mr. Messinger. In favor: Mr. Cherbini, Mr. Messinger, Mr. Barenburg, Mr. Gagliano.

CITIZENS VOICE

No one from the public spoke

P.B. 1148-16 MARLBORO ROUTE 9 HOLDINGS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Gagliano, seconded by Mr. Barenburg. In favor: Mr. Gupta, Mr. Barenburg, Mr. Gagliano. Opposed: Mr. Messinger

P.B. 1150-17 BRANDON – 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.

Salvatore Alfieri, Esq. represented the applicant. The site is 42,421 s.f. located within the R-30/20 zone, Block 116 Lot 13. The site contains 90 feet of frontage along Lloyd Road to the east and 124 feet of frontage along Route 79 to the west approximately 622 feet north along Lloyd Road from the Route 79 intersection. Currently the property contains a two story dwelling with associated porch, rear patio and accessory shed toward the Lloyd Road portion of the property and having access by a paved driveway from Lloyd Road near the northerly side property line. The property also contains an approximately 3 foot high wooden retaining wall along the Lloyd Road right of way line south of the site access drive. The dwelling is to be serviced by existing municipal water and sanitary sewer systems.

Marc Leber, P.E.,P.P. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Tax Map Sheet
- A-2 Colored rendering – sheet 3

The applicant proposes to subdivided the property into two new lots.

-Proposed Lot 13.01 will be 21,069 s.f. in size and contain 90 feet of frontage along Lloyd Road. The property is to contain the existing two story dwelling with existing amenities and the existing accessory shed currently on the site.

-Proposed Lot 13.02 will be 21,352 s.f. in size and contain 124 feet of frontage along Route 79. The property is to contain a proposed two story dwelling, with possible basement, and have access by a proposed paved driveway along Route 79. The dwelling is to be serviced by municipal water and sanitary sewer connection to existing mains within Route 79 along the site frontage.

The variances for lot frontage and lot width for Lot 13.01 are the result of existing conditions which are not exacerbated by this proposed Minor Subdivision.

The applicant will perfect the Minor Subdivision by mylar map.

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

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Gagliano. In favor: Mr. Cherbini, Mr. Gupta, Mr. Messinger, Mr. Barenburg, Mayor Hornik, Mr. Gagliano, Mr. Kansky.

P.B. 1151-17 HOIDZ – 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.

Salvatore Alfieri, Esq. represented the applicant. The 4.4 acre site contains 100 feet of frontage along the southerly side of Wilson Avenue opposite the Carnegie Street intersection within the R-30/20 zone, Block 133 Lot 7. Currently the property contains a two story dwelling with associated walks, deck and patio and an accessory shed within perimeter fencing including a gated, paved access drive from Wilson Avenue. The property is traversed by a drainage channel, piped through the subject property, associated with an unnamed tributary to Gravelly Brook north of the subject site as well as additional drainage piping and/or rip-rap channels associate with same. The dwelling is serviced by municipal water and sanitary sewer services.

Walter Hopkin, P.E., P.P. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 House elevation showing how the ranch home will look

Mr. Hopkin testified that the applicant proposes to subdivide the property into two lots as follows:

Proposed Lot 7.01 will be 2.4 acres in size and contain 50 feet of frontage along Wilson Avenue. The property would contain a future single family home having access by a proposed 20 foot wide gravel driveway from Wilson Avenue.

Proposed Lot 7.02 will be 2 acres in size and contain 50 feet of frontage along Wilson Avenue. The property is to contain the existing dwelling and shed currently on site.

Mr. Hopkin testified that this new application will not impact wet lands unlike the previous subdivision application and each house will have a separate driveway on oversized lots. The driveway for the home will be paved 100 feet from the street and also by the house there will be a gravel strip in between so that water may be infiltrated back into the ground.

Ms. Hoidz stated that this home needs to be built to accommodate their special needs child who

needs to have a one level home for his powered wheel chair. She want to subdivide the lands and build another home for her parents to live in, who also function as caretakers for their child.

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

PUBLIC HEARING OPENED

The following residents spoke:

Christine Cromer – 27 Wilson Avenue

Her main concern was drainage,in that her basement has been inundated and drainage in this are is awful

William Haughey – 1 Marlboro Street

His concern was about how a retaining wall would be constructed at the site and how tree removal will affect run-off

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr.Gupta, seconded by Mr.Cherbini. In favor: Mr.Cherbini, Mr. Gupta, Mr. Messinger, Mr.Barenburg, Mr. Gagliano, Mr. Kansky.

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

Respectfully submitted

Donna Pignatelli