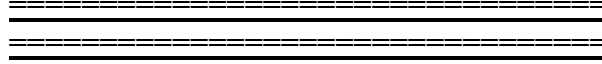


**MARLBORO TOWNSHIP PLANNING BOARD**  
**JANUARY 16, 2019**



**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. BETOFF, MR. SLOPOLSKY, MR. PARGAMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, DR. ADLER, MR. KANSKY**

**ABSENT... MR. GUPTA, MR. GAGLIANO, MAYOR HORNIK**

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

**SALUTE THE FLAG**

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

A motion to approve/amend the minutes of December 5, 2018 was offered by Ms. Franco, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Barenburg, Mr. Kansky.

A motion to approve/amend the minutes of January 2, 2019 was offered by Mr. Pargament, seconded by Mr. Betoff. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Mr. Barenburg.

**CITIZENS VOICE**

No one from the public spoke

**PROPOSAL – AUTHORIZING CME ASSOCIATES TO PREPARE A MASTER PLAN RE-EXAMINATION**

A decision was made by the Planning Board to hire CME Associates to conduct an Affordable Housing and Master Plan Re-examination. The previous Master Plan update was conducted in 2012 and with the Affordable Housing settlement and passage of time, an update is necessary.

**P.B. 1186-18 AMERICAN PLAZA – MEMORIALIZATION OF RESOLUTION GRANTING MAJOR SUBDIVISION APPROVAL**

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr., Barenburg.

**P.B. 1188-19 REVIEW & RECOMMENDATION – WMUA – ROUTE 79 PUMP STATION**

Joseph Pernice stated that the WMUA has 31 pump stations and there is an on going project to remediate the old pump stations, including the one on Route 79, located south of the high school, which was originally built in 1968 and upgraded in 1980.

Michael Dziubeck, P.E. testified on behalf of the “Authority” Entered into evidence was the following exhibit:

A-1 Colored Site Plan – with photos of what the site will look like

The pump station consists of 2 steel cans in the ground; one with a pump well and 1 with a wet well that discharges into a main on Braden Road. This project shall be a full rehabilitation of the station, whereby all structures are removed and new ones are placed on the site. The site will have an emergency generator, new fence and guardrail.

James Carr, chief operating officer stated that construction will begin in March and will take approximately 8 months with 4 months of time being needed for construction out in the roadway.

The “Authority” agreed to comply with Township ordinances with regard to hours of work, which shall be no earlier than 7:00a.m. to 3:30 p.m.. However, there will be work at night in the roadway. They will take all possible steps to minimize any fumes coming from the site by using vacuum trucks to remove the sewage. It was agreed that they would alert the Mayor’s office as to significant work done at the site that would affect neighbors as well as the roadway.

**P.B. 1159-18 D’AMORE – EXTENSION OF TIME**

Salvatore Alfieri, Esq. represented the applicant. The subject 1.01 acre property contains 227 feet of frontage along the easterly side of Harbor Road approximately 1,775 feet north of Route 79, Block 170 Lot 23 within the LC zone.

The applicant received approval by resolution dated May 2, 2018 to subdivide the existing

property into two new lots.

The applicant has issues with regard to drainage improvements that need to be done at the site, which have caused an overall delay in being able to move forward with the subdivision and is therefore seeking an Extension of Time for 190 days to expire on May 21, 2019.

**PUBLIC HEARING OPENED**

No one from the public spoke

**PUBLIC HEARING CLOSED**

A motion in the affirmative was offered by Mr. Pargament, seconded by Ms. Franco. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky.

**P.B. 1171-18 189 TICETOWN ROAD - SOIL REMOVAL**

The site is located at 189 Ticetown Road, Block 119 Lot 4, within the LC zone.

The applicant is requesting to allow 1,100 cubic yards of fill to be allowed to remain on its property after it was illegally delivered without a permit from the Township.

Manuel Cardosa, owner was advised if he should return to the Board he will have to be represented by Counsel.

Joseph Savona stated that the owners had brought in clean fill, which he had gotten for free onto the property and did not realize he needed a permit to bring it in. The fill was placed at the end of the road upon the property and has been graded. On December 12, 2018 Freehold Soil certified the soil.

Ms. Neumann, P.E., P.P. testified that the applicant needed to make sure that all inspection fees were paid and that no further fill would be brought to the site.

**PUBLIC HEARING OPENED**

The following resident spoke:

Matt O'Connell – 408 Perry Street  
Concerns with possible polluted soil

Veronica Vezeris – 208 Ticetown Road  
Does not understand why the applicant is allowed to leave soil on the site and possible polluted soil

Susan Grossman – 420 Perry Street  
Concerns with possible polluted soil

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Pargament. In favor: Mr. Betoff, Mr. Slotopolsky, Mr. Pargament, Ms., Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler, Mr. Kansky.

A motion to adjourn was offered by Dr. Adler, seconded by Mr. Betoff. One vote was cast.

Respectfully submitted

Donna Pignatelli