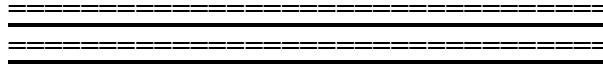


MARLBORO TOWNSHIP PLANNING BOARD
AUGUST 7, 2019



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. GUPTA, MR. SLOPOLSKY,
MR. GAGLIANO, MR. PARGAMENT, MS. FRANCO,
MR. BARENBURG, COUNCILWOMAN MAZZOLA,
DR. ADLER**

ABSENT... MAYOR HORNIK, MR. KANSKY, MR. KESSLER

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT,
MR. VAN DEN KOOY**

SALUTE THE FLAG

The approval/amend of the minutes of July 17, 2019 was carried to the meeting of September 4, 2019.

CITIZENS VOICE

No one from the public spoke

**P.B. 1159-17 ANTHONY D'AMORE - MEMORIALIZATION OF RESOLUTION
GRANTING A 60 DAY EXTENSION OF TIME**

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

P.B. 1168-18 AMBOY AVENUE PARTNERS – MEMORIALIZATION OF RESOLUTION FOR AMENDED PRELIMINARY & FINAL SITE PLAN APPROVAL TO CONSTRUCT A TEMPORARY OUTDOOR BATHROOM FACILITY

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

DISCUSSION – ST. GABRIEL’S MAUSOLEUMS

Ms. Neumann, P.E., P.P. discussed the application with the Board. The Board reviewed the original approved Site Phasing Plan with Building # 2. The Church would like to decrease the size of Building #2 from 8,844 sq. ft. to 7,219 s.f.. The Church does not plan to make up for the loss square footage elsewhere. The Board approved the reduction of size for Building # 2.

P.B. 1173-18 VINCENT ZIZZA – EXTENSION OF TIME

Salvatore Alfieri, Esq. represented the applicant. The site contains 952 feet of frontage along the east side of Tennent Road and approximately 140 feet north of Darlene Court intersection, Block 305 Lot 18.10.

The applicant received Minor Subdivision Approval on May 2, 2018. At that time, a neighboring property owner filed an appeal challenging the approval. That appeal has since settled. Under Municipal Land Use Law minor subdivisions are to be perfected with 190 days of approval. The applicant is requesting a 120 day Extension of Time.

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

P.B. 1191-19 MARLBORO TECHNOLOGY PARK – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Michael 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.

Peter Licata, Esq. represented the applicant. The site contains 480 feet of frontage along the north side of Vanderburg Road, opposite the Weatherspoon Way intersection, Block 214.07 Lot 61.02, within the LI zone.

Currently the property is vacant and wooded. The site is traversed by a unnamed tributary to Big Brook and is encumbered by wetland areas, stream encroachment and conservation easements along both sides of said stream corridor within the rear of the property. A surface area detention basin associated with development of adjoining Lot 61.01 west of the site exists onsite, including discharge pipe traversing the subject property.

This site was part of a previous Planning Board application which received Preliminary and Final Site Plan Approval to construct a 49,928 s.f. two story office building with 216 parking spaces

on the site.

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

- A-1 Colored rendering of the site, dated August 7, 2019
- A-2 Colored rendering of the site for previously approved project, dated February 15, 2006
- A-3 Aerial of site, dated August 7, 2009

The applicant is seeking Amended Site Plan Approval to construct 63,144 s.f. multi-tenant two story warehouse/office building having access by a full movement driveway along the Vanderburg Road site frontage near the easterly side property line. Looped circulation, as well as 83 parking spaces are proposed around the building. A 45ft. long loading area is proposed along the rear of the building. The building is depicted to provide six tenant areas of 9,984 s.f. each consisting of approximately 7,677 s.f. warehouse space and 2,307 s.f. of office space. The buildings are to be serviced by municipal water and sanitary sewer systems and the existing onsite basin area to be utilized for stormwater management purposes. Lighting and landscape improvements, including a site identification sign and berms along the Vanderburg Road site frontage, are also proposed.

Mr. Sive stated that stormwater for the site has already been designed and that the basin is adequate; there is a shared basin with the nearby church, there is also a cross easement for the stormwater basin. The site will have extensive fencing with a black wire fencing in the back and vinyl fencing in the front that will be 6 ft. high with ornamental fencing in the front.

Mr. Mehra, applicant stated that the nature of tenants will be local contractors and distribution companies and that loading and unloading at the site will take place through box trucks and smaller vehicles. There is a need for a loading area for the storage units, which is the delineated Loading Areas on the site plan and there will be no outdoor storage. There will be an automatic gate, allowing parking in the 37 spaces that are located within the fenced area. And that gate is needed for security purposes. They will comply with all the ordinances regarding signage and there would be, most likely a monument sign.

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 Dr. Adler, seconded by Mr. Gupta. In favor: Mr. Betoff, Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Barenburg, Councilwoman Mazzola, Dr. Adler.

PUBLIC HEARING – MASTER PLAN REEXAMINATION & HOUSING ELEMENT &

FAIR SHARE PLAN

Mr. Van den Kooy presented the Master Plan Reexamination with the help of Laura Neumann, P.E.,P.P. and Michael Herbert, Esq. He discussed the updated housing element and fair share plan as part of the affordable housing settlement with Fair Share Housing Corporation and various developers in New Jersey Superior Court in Monmouth County.

The last comprehensive Master Plan was put together in 1997 and there have been several amendments since, including: to the Land Use and Circulation plan in 2002; 2010 Vision plan and Housing Element and Fair Share plan; 2011 Farmland preservation plan; 2013 Green Buildings and Environmental Sustainability plan; and the 2018 Open Space and Recreation plan.

The Reexamination report is to examine the major problems and objectives related to Land Use development and the extent to which those problems or objectives have been reduced and/or increased since the last Reexamination report.

In reviewing the goals, there is still a need for a village center along with upgrading existing infrastructure and to coordinate Lane Use and Transportation planning. The Township is pursuing better pedestrian and bicycle routes and creating Gateway regions.

There is emphasis on the use of local redevelopment and housing law and stormwater management law as the need for affordable housing moves forward.

There are general goals of upgrading infrastructure and in making the community more sustainable. Land Use objectives have to do with the types and placement of housing including an emphasis on generating affordable housing along with housing for people with special needs. Recommendations also reviewed included rezoning of various sites for affordable housing as part of the affordable housing settlement.

There is a need to continue to establish and upgrade park like settings for Township residents.

Mr. Van den Kooy reviewed with the Board the history of the affordable housing litigation and settlement in the state. He reviewed the summary of Marlboro Township's affordable housing efforts, specifically reviewing the 1985 Consent Order, affordable housing obligation generations and additional Table 20 and Table 22, which were added to the report after it was generated, which showed the Marlboro Township Prior Round obligations and Third Round obligations. The Housing Element included the previously stated surveys of types of housing located in the Township along with population estimates. He discussed where the affordable housing units are and will be distributed throughout the Township.

Mr. Van den Kooy completed his presentation and took questions and comment from the Board.

PUBLIC HEARING OPENED

Paul Rinera – 109 Wilson Avenue Aberdeen

Asked questions about the number of affordable housing units that are required

PUBLIC HEARING CLOSED

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

P.B. 1-2019 MEMORIALIZATION OF RESOLUTION IN THE MATTER OF A PUBLIC HEARING PURSUANT TO NEW JERSEY LOCAL REDEVELOPMENT HOUSING LAW FOR THE PURPOSE OF INVESTIGATING AND DETERMINING WHETHER CERTAIN PROPERTIES QUALIFY AS “AREAS IN NEED OF REDEVELOPMENT”

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

A motion to adjourn was offered by Ms. Franco, seconded by Mr. Gagliano. One vote was cast.

Respectfully submitted

Donna Pignatelli