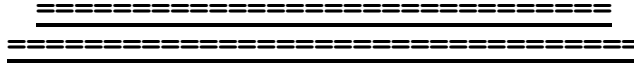


MARLBORO TOWNSHIP PLANNING BOARD

August 19, 2020



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG 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. GUPTA, MR.PARGEMENT, MS. FRANCO, MR. BARENBURG, COUNCILWOMAN MAZZOLA, MR. KANSKY and MAYOR HORNIK.

ABSENT DR. ADLER, MR. BETOFF, MR. GAGLIANO, MR. KESLER, MR. SLOTOPOLSKY

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of July 15, 2020 was offered by Mr. Pargament, seconded by Mr. Rohit. All Approve

CITIZENS VOICE

No one from the public registered to speak

PB 1202-20-Marlboro Development Group, LLC/Marlboro Green-

Continued Public Hearing for Preliminary and Final Subdivision approval to subdivide the property into four new lots consisting

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one for attached townhome dwellings within 18 buildings and one for multifamily affordable housing units and two lots for commercial development, Block 213.01, Lot 44 within the GH-1 Zone.

The Board took jurisdiction at the June 17, 2020 meeting and entered evidence A1- A58

The application before the Board was a result of a settlement

Mandated by the Courts. The Courts have approved the site plan as part of the Township Affordable Housing requirements. Testifying for the Applicants are John Sarto, Esq, Sean Savage, Engineer, Karl Pehnke, Traffic Engineer, and Andrew Janiw, Planner.

John Sarto, Esq., and Karl Pehnake, Traffic Engineer testified to the following changes, As per exhibit A-57 Bucks lane exit will only be used for emergency vehicles, new site plan has better site triangles, a turnaround in road C has been added, the dog park has been enlarged, the Commercial Buildings are being reconfigured and sidewalk connectivity has been increased.

Karl Pehnake, testified that the application to NJ DOT has been submitted and deemed complete. There is a request to have a no right turn during peak hours as well as the traffic light.

Andrew Janiw, Planner of Beacon Planning Consultants testified that he has reviewed all documents, site plans and the Township Master Plan. Mr. Janiw believes that this application is appropriate for the Township Master Plan and its General Housing Ordinance. Mr. Janiw feels there are no negative impacts on the Community and this site is appropriate as per the Municipal Land Use laws. Mr. Janiw was appearing before the Board requesting two Variances. One variance is for the relief of the parking space stall requirements and the other is relief from the size requirement of driveways. Mr. Janiw testified that both the parking stalls and the driveways meet all current standards.

Public Hearing opened.

Wei Weng- spoke on Traffic concerns, Townhouses to close to Route 79 and concern about bad weather traffic and request lanes are added to Route 79.

Xiang Liu- Spoke about increased traffic, concerns about the Henry Hudson Trail and would like a new entrance to the Community.

Elizabeth Lawrence- Spoke about her belief that Affordable Units are an asset to the Township but would prefer these units are not separated from the market rate units.

Theresa Fabella-Concerned about soil testing.

Jared Ionin- Concerns regarding enough guest parking, commercial units view from Route 79 and turns into the development from the

affordable units.

Douglas Tilton-Concerned about construction vehicles on Bucks Lane

Andrew Rynsky-Concerned that development will overwhelm the school system, prefers the Townhomes be in the site where the commercial buildings are, wants an independent Traffic Study.

John Lepore-Traffic concerns, Stormwater concerns.

Wei Tao- Questioned how Zoning was changed for this parcel of land.

Laura Ciumei- Concerns regarding drainage.

Kevin Marien- Supports this Housing Development.

Rachel Chiu-Concerns regarding road conditions, requests sidewalk on Route 79 and new entrance onto Stevenson Drive.

Joshua Steinglass-Concerns, regarding open space, traffic, ingress and egress of development, traffic speed and would like a new traffic study done.

Public Hearing closed.

Mr. Penahke, addressed the traffic concerns: Traffic Signal, will meet all requirements and help with the flow of traffic, school buses will not be hindered by this development, and there is no expectation that Route 79 will be widened.

Mr. Sarto, explained the Affordable units are separated from the market rate units because they are rentals. All residents for the Affordable units have access to all community facilities.

Mr. Savage addressed the drainage concerns and soil question: The stormwater system that has been designed is appropriate for the scope of this development. The drainage will be decreased not increased. Acid Soil is not a contaminated soil and once the building is done all soil will be stabilized and all requirements will be meet.

The Court mandated the change to the Zoning, there is no further court ordered developments at this time.

The Board received, reviewed, and considered various exhibits and reports with regard to this application.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Mr. Pargament and 2nd by Chairman Barenburg, to grant Preliminary Site approval of Commercial Buildings and Preliminary and Final Approval of the Townhomes Subdivision and Site Plan, and passed with a roll call of 5-1. Approve:Mr. Pargament, Ms. Franco, Chairman Barenburg, Councilwoman Mazzola and Mayor Hornik. Mr. Gupta voted no, Mr. Kansky abstained.

1201-20-E1 @ Marlboro 79 , LLC., Memorialization for Preliminary & Final Major Subdivision and Site Plan to include construction of 280 homes located within the GH2D Zone Block 415 ,Lot 22. - Carried to September 2, 2020 meeting

Motion to adjourn @ 10:00p.m., offered by Ms. Franco, 2nd Andrew Pargament, all approve

Respectfully submitted: Suzanne Rubinstein