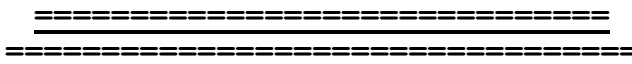


MARLBORO TOWNSHIP PLANNING BOARD

November 18, 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. BETOFF, MR. GUPTA, MR. SLOPOLSKY, MR. GAGLIANO, MR. PARGEMENT, MS. FRANCO, MR. BARENBURG, MR. KANSKY, MR. KESSLER AND MAYOR HORNIK

ABSENT COUNCILWOMAN MAZOLLA, DR. ADLER

PROFESSIONALS PRESENT: MS. NEUMANN, MR. HERBERT

A motion to approve/amend the minutes of September 16, 2020 was offered by Mr. Pargament, seconded by Mr. Gupta. All Approve

CITIZENS VOICE

No one from the public registered to speak

P.B.1211-20 The Place at Marlboro, LLC- Public Hearing for Preliminary and Final Subdivision approval to subdivide the existing property into three lots and Preliminary and Final major site plan to develop the property for Phase 1 and Preliminary approval for Phase 2, for future review, along with all requested variances, and waivers for the property located at Tennent and Harnley road, block 148 and 149, Lot 31 and 16 within the MFD-111 Zone.

The Board took jurisdiction and entered evidence A1- A38

All professionals were sworn in.

Meryl Gonchar, ESQ. represented the Applicant- This application is part of a court ordered settlement. The property will be divided into one parcel of 11 acres with 9 proposed buildings, a tot lot and Community Center, with 154 units, one parcel of land will remain as Township owned open space and the 2nd phase proposed will be 16.1 parcel with 6 buildings and 104 units with a tot lot. All units are 100% affordable units.

Gary Vecchio, Engineer- This site is 21 acres south of Tennent Road. The area is presently vacant and wooded. They are proposing in phase one 9 buildings, with 154 units a Community Center and tot lot, phase 2 will be 6 buildings a tot lot and 104 units. The Township will retain 6.1 acres of open space. The topography of the site has a drop that , the roadway will be a looped system, all water mains and sanitary sewer systems are gravity system, there will be a retention pond built in phase one which will be maintained by owner. There will be garbage and Recycle kiosks, electric and gas lines are underground. There will be 16ft light poles. There are a total of 522 parking spots for both phases as per RSI standards. The area will have a landscaped buffer and sidewalks. They will agree to comply with all comments in the Engineers report.Public

Bob Cogan, Architect-The buildings have interesting architecture, they are direct access units, there are three floors. There are 10 1 bedroom units, 95 2 bedroom units and 49 3 bedroom units in phase 1. There are no basements and the height of the units are 45feet 2 inches. The Community Center is 3039 square feet have no cooking facilities but have various rooms for programming and a Management office. The tot lot is located near the Community Center. They will agree to install an emergency generator at the Community Center
Phase 2 buildings will be similar with 6 buildings consisting of 8 1 bedrooms, 64 2 bedrooms and 32 3 bedrooms.

Allison Coffin- Planner, the site is presently vacant, heavily wooded and within a mixed use area. The use is permitted in the Zone. This has no detrimental impact on the community. The positive criteria, is that it is in line with the Master Plan, will advance objectives and goals of the Master Plan

Christina Foglio-the club house is sufficient to service the Community, it will be fully staffed from 9-5 Monday- Friday, there will be after school programs, various programs for adults and families. The Community will work with the Board of

Education to ensure safe travel of all buses and bus stops. The Community is not pet friendly.

Allan Lothian-Traffic Engineer-the Traffic study exhibit A-26 dated 7-27-20. The numbers reflected in the study are pre Covid numbers and were are reflected of traffic expectations to the year 2023. The study was performed during high traffic times of 7:30am-8:30am and 4:00pm-5:00pm. There was a 50-50 split of cars turning in both directions onto Tennent Road. School buses, delivery trucks and garbage trucks have ample room to maneuver within the development. The County will continue to be involved with the intersection reviews. Tennent Road is a County Road. Mr. Lothian feels there is no significant impact to the community with this development.

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.

Public Hearing Opened:

Mr. Garrick- 90 Tennent Road, spoke about traffic concerns, drainage issues, density issues and environmental issues.

Mr. Tierney- 85 Tennent Road has concerns that there home is 10 feet from Harnley Road, looking for possible installation of Island, concerned about damage and safety to his home during construction, speeding, site distances and traffic.

Mr. Van Pelt-93 Tennent Road concerns about Harnley Road running across their property, traffic, structural and value to their home.

Ms. Smith- 88 Tennent Road, concerns about drainage issues, the development of this property will take a portion of her front lawn, and would the Township be interested in buying her property.

Public Hearing Closed

A motion was offered by Mr. Pargament and 2nd by Mr. Rohit, to grant Preliminary and Final Subdivision approval to subdivide the existing property into three lots and Preliminary and Final major site plan to develop the property for Phase 1 and Preliminary approval for Phase 2, for future review, along with all requested variances, and waivers for the property located at

Tennent and Harnley road, block 148 and 149, Lot 31 and 16 within the MFD-111 Zone with a 9-0 vote/

Approve: Mr. Betoff Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Kessler, Mr. Kansky and Chairman Barenburg,

.
P.B. 1203-20 **156 Boundary Road, LLC.**, Memorialization for Preliminary & Final Major Site to construct a two story building located at 156 Boundary Road within the L1 Zone Block 214, Lot 50. A motion in the affirmative was offered by Mr. Betoff, seconded by Ms. Franco. In favor Mr. Betoff, Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg..

P.B. 1209-20 **Touchstone Veterinary Center**, Memorialization for Preliminary and Final Major Site Plan to construct a ground floor building addition and expand parking located at 382 Route 79 within the C-S Zone, Block 153 lot 12. A motion in the affirmative was offered by Mr. Betoff, seconded by Mr. Pargament. In favor Mr Betoff, Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg

Planning Board Resolution detailing Virtual Meeting Protocols

A motion in the affirmative was offered by Mr. Gagliano and seconded by Ms. Franco. In favor Mr. Betoff, Mr. Gupta, Mr. Slotopolsky, Mr. Gagliano, Mr. Pargament, Ms. Franco, Mr. Kessler and Chairman Barenburg

Motion to adjourn @ 11:42p.m., offered by Mr. Gupta, 2nd Mr. Pargament, all approve.

Respectfully submitted: Suzanne Rubinstein