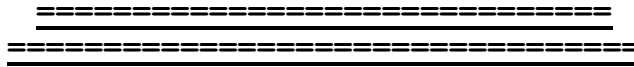


**MARLBORO TOWNSHIP PLANNING BOARD**

**March 3, 2021**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:30P.M.

MR. PARGAMENT 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. SLOTOPOLSKY, MR. GAGLIANO, MR. PARGAMENT, MS. FRANCO, COUNCILWOMAN MAZZOLA, MR. KESSLER, MR. KANSKY and MAYOR HORNIK

ABSENT MR. BETOFF, MR. GUPTA AND CHAIRMAN BARENBURG

PROFESSIONALS PRESENT: MR. HERBERT AND LAURA NEUMANN

A motion to approve/amend the minutes of February 17, 2021 was offered by Mr. Slotopolsky, seconded by Mr. Kansky. All Approve

CITIZENS VOICE

No one from the public registered to speak

**Ordinance Review:** Ordinance Amending Chapter 220, Article VIII, Subsections 220-147 through 220-158 entitled "Scope and Purpose of Stormwater Management Requirements" Review for consistency with Master Plan-The Ordinance is modeled on a DEP Ordinance, that is consistent with the Township Master Plan. The Ordinance has been introduced at the Council meeting and will have its 2<sup>nd</sup> reading at the next Council meeting. Board Attorney will send letter to Council of the Boards decision. A motion in the affirmative was offered by Mayor Hornik seconded by Councilwoman Mazzola with a vote of 8-0 In favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Gagliano, Councilwoman Mazzola, Mr. Kansky, Mr. Kessler and Mayor Hornik.

**Ordinance Review:** Ordinance amending Chapter 220, Land Use and

Development, Article III, Zoning Standards and regulations and Article VI, Zoning: General Administrative and Procedural Provisions by Amending Portions of the Section 220-35 D. (24) entitled "Other General Provisions" Section 220-42, entitled "Other General Provisions", Section 220-42 entitled "Private Swimming Wading and Portable Pool", Section 22-43, entitled "Tennis and Sports Courts, and Section 220-126 entitled "Certificate of Occupancy" of the revised General Code of the Township of Marlboro. These changes will simplify Land Use Laws and formalize the CCO process. These changes are consistent with the Township Master Plan.

A motion in the affirmative was offered by Mr. Slotopolsky seconded by Mr. Gagliano, with a vote of 8-0 i

n favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Gagliano, Councilwoman Mazzola, Mr. Kansky, Mr. Kessler and Mayor Hornik.

**P.B. 1178-18 Campus Drive West, LLC.**-Request for extension of Preliminary and Final Site Plan Approval of one year, originally granted April 17, 2019. Property is located at NJ State Highway Route 18, Block 176, Lot 121.01 within the IOR Zone.

Board Member Mr. Kessler has recused himself from the application.

Mr. Rentschler, Esq., and Lorlei Totten, appeared for the application. They project is almost ready for construction, all permits have been approved and compliance submittals have been done and approved. The outstanding issue is the Fire Flow Calculations cannot be done because there are no tenants yet in the building. These are circumstances beyond their control due to the COVID Pandemic.

A motion in the affirmative was offered by Mayor Hornik seconded by Mr. Gagliano, with a vote of 7-0 in favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Gagliano, Councilwoman Mazzola, Mr. Kansky, and Mayor Hornik.

**P.B. 1212-20 Pallau Associates, LLC.**- Public Hearing seeking Preliminary and Final Site Plan approval to construct sixteen (16 ) three-story multi-family apartment buildings, totaling 387 units of which 78 will be non- age restricted affordable units. The proposal includes a 5,868 s.f. clubhouse, a 3,545

s.f. pool, a 450 s.f. shed, tennis court and playground located at Texas Road intersecting with Wooleytown Road, block 146, Lot 25 & 26 within the GH-3 Zone.

The Board took jurisdiction and entered evidence A1- A26

Board Attorney Mr. Herbert, reminded the Board that this is a court mandated development, and the Court has mandated that the Zone be changed to GH3.

Bryan Plocker, Esq. is appearing for the Applicant-this is a 387 multifamily with 16 buildings with recreational amenities. This was a court approved site and court mandated rezoning to GH3. There will be 78 units that are deemed affordable and that amount is in compliance with the ruling.

All professionals were sworn in.

Steve Cattani- Licensed Engineer.

A-24 Aerial Rendering was shown-There are two access points into the development on Texas Road with one driveway onto Falson Lane. All existing utilities will be used, water will drain into a pond and a wetland area will be maintained. They will maintain the forested buffer along Falson Lane. Improvements to the site will include widening Falson Lane and Texas Road. All comment son the Fire Bureau report will be addressed regarding fire hydrants, they are planning 15 hydrants. They are not requesting any variances. The building will be done in three phases. Phase 1 is buildings 1-6, Phase 2-buildings 7-11 and Phase 3 bulidigs 12-16. The recreation facility will have a pool, clubhouse and tennis court. The clubhouse will not hold any large gatherings. There will be no sales trailer, they expect to build and have a sales office within a building or remotely. There will be 2 charging stations. Some buildings will have a basement to store maintenance material only. The development will invoke Title 39, lot 25 and 26 will become one lot, and there will be an on-site management office once completed. There will be 5 basins for discharge water and the system will cut down the flow of water.

The units will be 15 one bedroom, 46 2 bedrooms and 17 3 bedrooms. There will be 808 parking stalls.

They will comply with all comments in the Engineering report and Fire Bureau Report.

Andy Jafolla-Traffic Engineer

A-19 Traffic Study discussed- Texas Road is a connecting Road to Route 9 and Route 18, Falson Lane is a local Road.

Traffic Counts were done in July 2020, due to COVID the counts

were low, to ensure an accurate representation, they added certain percentages, looked at other similar areas, and included new developments into their counts, as well as adding a growth rate to go into 2022. Mr. Jafolla feels the intersection will not be negatively impacted by the development. The quality of service is in the acceptable range. This traffic does not have enough traffic to warrant a signal. They have considered a four way stop, but the Council would have to pass a supporting Ordinance to have one installed. The onsite circulation is fully compliant and can handle trucks, buses and emergency vehicles. There will be 808 parking spots.

Dave Minno-Architect

A-17 drawings were done by Mr. Minno and his firm. There will be 16 buildings each building has two entranceways. The affordable units will be distributed throughout the units.. The buildings will have a stone bottom, bay windows, balconies and similar roofs. All building material is consistent on every building. One building will have 27 units, but most will have 24 units. The clubhouse will have a pool, deck, leasing office, package room, work cubicles, fitness center, outdoor grills and fire pits and kitchen. The buildings are compliant with height requirements. They will agree to put in a generator in the clubhouse and a dog park. There will be sidewalks in the 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:

Adam Szatmari- 414 Texas Road- voiced concerns regarding, setbacks on his property, drainage issues and zoning of his property.

Susan Grossman- 420 Perry Street- voiced concerns regarding spelling issues, inaccurate traffic report, environmental issues, removing and replacement of trees, stormwater and ground water contamination and testing.

Caryn Schmelzer- 64 Petra Drive voiced concerns regarding water contamination, traffic, school buses and environmental issues.

Jodi Berliner- 62 Petra Drive Voiced concerns regarding traffic,

flooding and she feels the utilities are stretched to the maximum and new developments will cause more power outages.

Public Hearing Closed:

A motion in the affirmative was offered by Mr. Kessler seconded by Mr. Slotopolsky, with a vote of 8-0 in favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Mr. Gagliano, Councilwoman Mazzola, Mr. Kansky, Mr. Kessler and Mayor Hornik.

Motion to adjourn @ 10:15 p.m., offered by Mr. Gagliano, 2<sup>nd</sup> Mr. Kansky, all approve.

Respectfully submitted: Suzanne Rubinstein