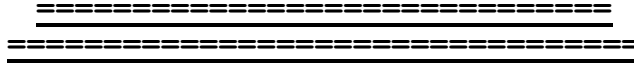


**MARLBORO TOWNSHIP PLANNING BOARD**  
**April 21, 2021**



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

CHAIRMAN 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. SLOPOLSKY, MR.PARGAMENT, MS. FRANCO,  
                              COUNCILWOMAN MAZZOLA,MR. KESSLER, DR. ADLER AND  
                              CHAIRMAN BARENBURG

ABSENT                   MR. BETOFF, MR.GUPTA MR. GAGLIANO, MR. KANSKY AND  
                              MAYOR HORNIK.

PROFESSIONALS PRESENT: MR. HERBERT AND LAURA NEUMANN

A motion to approve/amend the minutes of March 3, 2021 with corrections to Mr. Pargament' s name spelled incorrectly and a Board member listed incorrectly was offered by Mr. Pargament, seconded by Ms. Franco. All Approve

CITIZENS VOICE

No one from the public registered to speak

**P.B. 1218-21- Board of Education**- Courtesy Review of Solar Panels at Marlboro Middle School, located at 355 Route 520 Block 253, Lot 34 within the MZ & R20 Zone

This is a courtesy review where the Planning Board will write a letter regarding recommendations concerns regarding this project. Appearing for the Board of Education was Michael Crivelli-Superintendent of Schools, Jim Brown and Kristen McCabe from EZ Energy.

This project is installation of a car port with solar panels on them to be located at the Marlboro Middle School. This installation

is being added to the already reviewed solar panels installed at the building. The additional installation is because the solar panels originally planned were not available to be installed. This car port does not eliminate any parking at the school. The car ports will have lighting built within them. There is some concern in regard to water runoff. Rain will run off thru gaps within each panel. EZ energy is responsible for all installation, there will be no changes to lighting needed and no need for installation of foliage.

Motion was made by Mr. Kessler to have Board Attorney Michael Herbert write a letter stating that the project was reviewed by the Board and certain recommendations have been offered, 2<sup>nd</sup> by Mr. Pargament with a vote of 7-0

In favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Chairman Barenburg, Councilwoman Mazzola, Dr. Adler and Mr. Kessler

**P.B. 1217-21 Ashbel Associates, LLC**- Public Hearing seeking approval to construct a 120 multifamily apartment development located at Texas Road and Greenwood Road Block 119, Lot 16 within the GH-4 Zone

The Board took jurisdiction and entered evidence A1- A31

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 GH-4 Zone.

Bryan Plocker, Esq., is representing the application- This is a court mandated application as part of the Township Affordable Housing obligations. The applicant is seeking Preliminary Site Plan approval. The development is located at the intersection of Texas and Greenwood Roads and is located in a 36 acres plot. The applicant has proposed a 120 unit development with 5 buildings a club house with various amenities. As indicated in exhibit A-22 the Township was obligated to rezone the area which has been done.

The speakers on the application will be, Steven Cattani, Andy Jaffola and David Minno. All were sworn in.

Steven Cattani-Licensed Engineer. Exhibit A-32 will be labeled as page 2 of the Site Plan existing conditions. Presently the area is an all wooded area, surrounded by both commercial and residential properties. There will be 2 driveways to access the development. There are 5 buildings, a recreational building and playground.

There will be 31 one bedroom units, 77 two bedroom units and 13 three bedroom units. 225 parking stalls will be provided with one electric car charging station, they are not looking for any variances in regard to parking stall size. Several detention basin are planned to handle storm water issues, they will be utilizing existing utilities, will maintain extensive foliage, and will be widening Texas Road. All construction will take place in one phase, no sales trailer will be needed, but a construction trailer will be applied for. A backup generator will be installed in the recreation building, no lights will be added to the playground, they will have two mailboxes and no large gatherings will take place in the recreation building.

NJ DEP application has been submitted and is being reviewed. All comments in the Fire and Safety review will be addresses. The property will apply for title 39 and adhere to all local ordinances. The building will occupy approximately 6 acres and the balance will be left in its natural state. Building two will have a maintenance room in the basement for storage of tools and supplies. An onsite office will also be on the property. The buildings will have sprinkler systems, a dog park can be added to the property, and the playground is fenced in. The development will have sidewalks. The applicant will comply and address all comments in the Engineer reports.

Andrew Jafolla- Traffic Engineer. A-31 was displayed. A traffic study was done October 6, 2020. The study looked at existing conditions, future developments and at the application being presented. Texas Road has various connection to major roads. There will be two driveways in the development. One driveway will be in right in, right out only. The other driveway will allow full movement. Texas road will be widened and a shoulder installed. Mill and paving will be performed. All counts in the study have been adjusted to pre-pandemic counts. The projected traffic volume during peak times are in the a.m. 45 cars and in the p.m. 45 cars. Based on the volume they are not recommending a four way stop or signal. The number of stalls being installed is as per RSI requirements.

David Minno- Architect, exhibit A-20 was shown to review all the buildings, elevations, material and look of the buildings. There are 5 buildings. All buildings have 2 entryways with a common hallway/stairway. All units have balconies. Building 5 will have a gym and storage. The gym will have a generator. All ground floor units will be handicapped accessible. There are 26 COAH units that will be interspersed among the buildings. After some discussion regarding the recreation facility it was determined that the area will have small event spaces and a gym.

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:  
No one registered to speak  
Public Hearing Closed

A motion in the affirmative was offered by Dr. Adler seconded by Mr. Kessler, with a vote of 7-0

In favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Chairman Barenburg, Councilwoman Mazzola, Dr. Adler and Mr. Kessler

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**P.B. 1178-18 Campus Drive West, LLC**- Memorialization to grant a one year extension of Preliminary and Final Site Plan Approval, located at NJ State Highway Route 18, Block 176, Lot 121.01 within the IOR Zone.

A motion in the affirmative was offered by Mr. Pargament seconded by Mr. Kessler with a vote of 5-0 in favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Councilwoman Mazzola, and Mr. Kessler.

**P.B. 1212-20 Pallau Associates, LLC**.-Memorialization granting 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 located at Texas Road intersecting with Wooleytown Road, block 146, Lot25 & 26 within the GH-3 Zone.

A motion in the affirmative was offered by Mr. Slotopolsky seconded by Councilwoman Mazzola, with a vote of 5-0 in favor: Mr. Slotopolsky, Mr. Pargament, Ms. Franco, Councilwoman Mazzola, and Mr. Kessler.

Motion to adjourn @ 9:34 p.m., offered by Dr. Adler, 2<sup>nd</sup> Chairman. Barenburg, all approve.

Respectfully submitted: Suzanne Rubinstein

