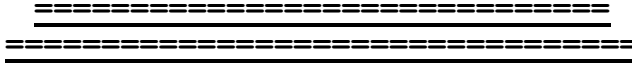


**MARLBORO TOWNSHIP PLANNING BOARD**

**July 6, 2022**



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD 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                   CHAIRMAN BARENBURG, LYNN FRANCO, ANTOINETTE  
DINUZZO, DR. ADLERDAVE GAGLIANO AND   ANDREW  
PARGAMENT

ABSENT                   ROHIT GUPTA, ANDREW KESSLER, STEVEN KANSKY, MICHAEL  
SLOTOPOLSKY, AND NEIL BETOFF

PROFESSIONALS   PRESENT:   LAURA NEUMANN, Engineer AND MICHAEL  
HERBERT, Esq.

A motion to approve/amend the minutes of June 1, 2022 with the was offered by Andrew Pargament seconded by Lynn Franco, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B 1178A-18 121.01 Campus Drive West, LLC.-Memorialization granting an extension of time to construct two multi-tenant warehouse/flex buildings approved April 17, 2019 and extension granted March 3, 2021, located at Campus Drive, Block 176, Lot 121.01 within the IOR Zone was offered by Andrew Pargament 2<sup>nd</sup> by Dr. Adler

Approve: Councilwoman DiNuzzo, Andrew Pargament, Lynn Franco, Dr. Adler and Chairman Barenburg.

**P.B. 1231-22 Vin Zizza**-Public Hearing seeking a Preliminary & Final Major Subdivision to subdivide the existing 2.29 acre property

into two new lots located at 517 Tennent Road Block 305 Lot 18.11 within the R-20 Zone.

The Board Took jurisdiction and entered evidence A1-A-18

This has come back to the Board due to noticing errors.

Vin Zizza, property owner was sworn in. The owner is looking to construct two homes on the property. There are no variances required. They are seeking a design waiver. If approved the two new lots will be issued new addresses. The property owners will adhere to all technical comments in the review letter. They will replace trees as required by the ordinance. As required they will get all permits from local and state agencies.

Doug Hanley -Engineer-Dynamic Engineering, The wetlands LOI will be submitted with the Plot Plan. Sewers will need to be approved by WMUA. If sewers cannot be connected they will look to install septic systems which will be reviewed and approved by the County. If septic is approved by the County they may need to appear in front of the Board again if any variances are needed.

Public Forum-opened

John Darienzo of 517 Tennent Road voiced his concerns regarding limitations on the property. The sewer line is on his property and he will not get his permission to tap into it.

He has concerns regarding septic not being allowed due to the Township code.

Isabel Darienzo of 517 Tennent Road, has concerns of how will they be notified if Mr. Zizza has to come back to the Board.

Public Forum- closed

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

A motion to approve the application presented was offered by Mr. Pargament and seconded by Mr. Gagliano.

Approve: Mr. Pargament, Ms. Franco, Dr. Adler, Mr. Gagliano and Chairman Barenburg.

Councilwoman DiNuzzo left the meeting at 7:45pm

Motion to adjourn @ 8:03pm, offered by, Mr. Pargament, all  
approve

Respectfully submitted: Suzanne Rubinstein