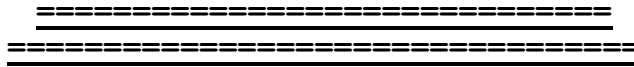


MARLBORO TOWNSHIP PLANNING BOARD
September 21, 2022



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN BARENBURG AT 7:33P.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, DR. ADLER, NEIL
BETOFF, ANTOINETTE DINUZZO, ROHIT GUPTA LYNN
FRANCO, AND ANDREW PARGAMENT

ABSENT ANDREW KESSLER, STEVE KANSKY, DAVE GAGLIANO,
MICHAEL SLOTOPOLSKY

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

A motion to approve/amend the minutes of September 7, 2022 with correction a name, was offered by Andrew Pargament seconded by Dr. Adler, all approve

CITIZENS VOICE

No one from the public registered to speak

P.B.1239-22 Suncrest Builders, LLC -Public Hearing seeking Minor Subdivision approval to subdivide the existing 5.15 acre property into two new lots located at Crine Road, Block 171, and Lot 22 within the R-80 zone

The Board Took jurisdiction and entered evidence A1-A21

Mr. Salvatore Alfieri represented the applicant.
Loralei Totten and Laura Neumann were sworn in.

This application is a minor subdivision application. They are seeking to divide one lot into two lots with the purpose of building two single family dwelling, with bulk variances required.

Loralei Totten-Engineer/Planner-submitted exhibit A-22, an aerial of the site. The subject property is lot 22 block 171, it is 5.15 acres located on Crine Road close to Conover Road. The property conforms to zone coverage and depth but will need variances for width, side yard setbacks and frontage.

A-23 Colorized rendering of site plan was shown. There are wetlands, flood plan in the rear of the property and stream. A Flood study was performed. There will be a 100 foot buffer on the flood plan, there is a 500 foot buffer on wet lands. These two areas will be put in an environmental easement.

Driveways will be 12 feet wide for a 3 car garage, they will install dry wells to ensure no flooding impact to surrounding area. All Technical comments will be addresses. They will work with the Fire Official to ensure all requirements are met.

This lot is an irregular shape and will require a C-1 hardship variance. In reviewing the application, a visual review of the area was done. The two homes will fit into the community with no detrimental impact to the community. Sidewalks will be added to the frontage of the properties, they will adhere to the look alike ordinance. The engineer will ensure that the curb cuts for the driveways have no impact on homes across the street. They will provide a landscape easement and preserve the tree line in the rear of the property. They will ensure that run off does not increase or impact surrounding homes. An LOI will be applied for before construction starts.

Public Forum-opened

Anthony Montalbano- 125 Crine Road- Concerns are regarding run off and flooding, and the stream behind his home

Mr. Cullum 130 Crine Road, is concerned regarding the water issues, he presently has on his property.

Maggie Fiasconaro- 136 Crine Road- concerned about the tree line, stream, driveway access point and the stream.

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 Dr. Adler and seconded by Mr. Gupta.

Approve: Mr. Pargament, Dr. Adler, Mr. Betoff, Ms. Franco, Ms. Dinuzzo, Mr. Gupta and Chairman Barenburg.

P.B. 1234-22 Forever Doors-Memorialization granting a Preliminary & Final Major Site Plan approval to replace the existing freestanding sign with a new LED sign, located at 45 Route 9 South Block 175 Lot 11 within the C-4 District was offered by Dr. Adler, 2nd by Mr. Pargament.

Approve: Mr. Betoff, Mr. Pargament, Dr. Adler and Chairman Barenburg.

P.B. 1238-22 Triple Seven Holdings-Memorialization granting a Preliminary & Final Major Site Plan approval to construct a single story building and reconstruct the parking area located on the south side of the building, located at 211 Commercial Court Block 172 Lot 40.06 within the IOR Zone was offered by Dr. Adler and 2nd by Mr. Pargament.

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

Motion to adjourn @ 8:25pm, offered by, Lynn Franco, all approve

Respectfully submitted: Suzanne Rubinstein