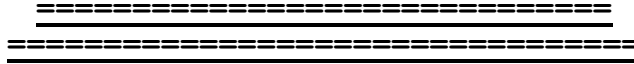


**MARLBORO TOWNSHIP PLANNING BOARD**

**July 17, 2024**



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

VICE CHAIRMAN 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                   ANDREW KESSLER, LYNN FRANCO, ANDREW PARGAMENT,  
STEVEN KANSKY AND MICHEAL SLOPOOLSKY

ABSENT                   DAVE GAGLIANO, JUNED QAZI, DR. ADLER AND CHAIRMAN  
BARENBURG

PROFESSIONALS PRESENT: JORDAN RIZZO, ENGINEER, AND MICHAEL HERBERT, Esq.

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of June 5, 2024 was offered by Andrew Kessler, 2<sup>nd</sup> by Lynn Franco, all approve.

P.B. 1217-21 Ashbel Associates-Public Hearing seeking two (2) one year extensions of the Preliminary and Final Major Site Plan approval, located at Texas Road and Greenwood Road, block 119 lot 16 within the GH-4 zone.

The Board Took jurisdiction and entered evidence A1-A2

Bryan Plocker appeared on behalf of the applicant. The applicant is asking for 2 one year extensions. The applicant received approval and at that time the Engineer was changed. At this time there is a new Engineer on board and they have submitted various submissions towards Compliance. The applicant is water for sewer and water approval.

Public Forum-opened  
No one asked to speak  
Public Forum-closed

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Andrew Kessler and 2<sup>nd</sup> by Michael Slotopolsky.

Approve: Andrew Pargament, Lynn Franco, Andrew Kessler, Michael Slotopolsky and Steven Kansky.

P.B. 1212-20 Pallau Associates- Public Hearing seeking two (2) one year extensions of the Preliminary and Final Major Site Plan approval, located at Texas Road and Falson Lane, block 146 lot 25 and 26 within the GH-3 zone.

Bryan Plocker appeared on behalf of the applicant. The applicant is asking for 2 one year extensions. The applicant received approval and at that time the Engineer was changed. At this time there is a new Engineer on board and they have submitted various submissions towards Compliance. The applicant is water for sewer and water approval.

Public Forum-opened  
No one asked to speak  
Public Forum-closed

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Andrew Kessler and 2<sup>nd</sup> by Michael Slotopolsky.

Approve: Andrew Pargament, Lynn Franco, Andrew Kessler, Michael Slotopolsky and Steven Kansky.

P.B. 1266-24 International Cushioning- Public Hearing seeking a Site Plan Waiver to install a propane tank with associated improvements including fence, bollards and appurtenant equipment located at 240 Boundary Road , block 360, lot 4 within the LI Zone.

The Board Took jurisdiction and entered evidence A1-A20

Salvatore Alfieri appeared on behalf of the applicant. The applicant is looking to install a propane tank on the property. Harry Bussey 3<sup>rd</sup>, owner of the company appeared and was sworn in. The family has owned the business for the past 50 year. They manufacturer packaging materials. The installation of the tank will allow them to manufacturer a different type of product. The tank will be surrounded by bollards, and will have underground pipes from the tank to the facility. There will be no trucks driving near the tank. They will adhere to all requirements within the Fire Bureau report. The area has plenty of parking on the site, there will be no impact to the drainage area. They will submit a new survey with the tank drawn in to ensure it complies with all setbacks.

Public Forum-opened  
No one asked to speak  
Public Forum-closed

The Board received, reviewed, and reports with regard to this application.

A motion to approve was offered by Michael Slotopolsky and 2<sup>nd</sup> by Andrew Kessler.

Approve: Andrew Pargament, Lynn Franco, Andrew Kessler, Michael Slotopolsky and Steven Kansky.

**P.B. 1251-23 Lillian Leon** - Public Hearing seeking a Soil Fill permit for the construction of the proposed driveway. The proposed scope involves the filling of more than 100 cubic yards of soil, and therefore, an application is required to approximately 400-foot long X 24 foot wide driveway from Union Hill Road to a and landscaped areas. The plans show the slope of the proposed driveway to be approximately 16% for a length of approximately 360 feet. Retaining walls and steep slopes are proposed throughout the site located at 544 Union Hill Road. Block 268.07 lot 10.02 within the R-80 zone.

The Board Took jurisdiction and entered evidence A1-A26

Bianca Pereiras appeared on behalf of her client. The application is seeking soil removal and infill for driveway to home.

Edwin Reinmon-Engineer was sworn in. Exhibit A-13 was shown. The Engineer testified that he was hired to calculate volume of soil that would be moved and brought in. He testified that they would be trucking in approximately 5868 cubic yards of soil. The site

has deep slopes. They have received approval from Freehold Soil. There will be no disturbance to the stream corridor. They will be adding retaining walls and guard rails along the driveway. The walls will vary in height, and some maybe up to 12 feet high. There has been some tree removal on the property at this time. There is a 10 foot easement on the property. AS per the Engineer they believe there is enough rooms for emergency vehicles to turn around. They will address al technical comments in the Engineer review and all requirements in the Fire Bureau report.

Public Forum-opened

Sid Hussan 24 Evan Drive- concerns regarding amount of material, damage to the road, length of road and disagrees with the Engineers calculations.

Public Forum-closed

After discussion, it was decided that further information was needed for the Board to make a decision. The application will be carried to August 7, 2024 with no new noticing.

P.B. 1267-24 Landkor Realty- Memorialization granting a Change of Use Site Plan to open a performing arts studio located at 701 Ginesi Drive, block 176, lot 106 within the IOR Zone, carried to the next meeting.

Motion to adjourn by Andrew Pargament one vote was cast 9:05pm

Respectfully submitted: Suzanne Rubinstein