

TOWNSHIP OF MARLBORO
1979 TOWNSHIP DRIVE
MARLBORO, N.J. 07746-2299
(732) 536-0200 EXT.1217
FAX: (732) 617-0215

MARLBORO TOWNSHIP PLANNING BOARD

Mark Barenburg, Chairman
Andrew Pargament, Vice Chairman

Jonathan Hornik, Mayor
Suzanne Rubinstein, Administrative Officer

CME Associates, Engineer
Michael Herbert, Attorney
CME Associates, Planner

WEDNESDAY – FEBRUARY 7, 2024

REORGANIZATION

7:30 P.M.

AGENDA

SUNSHINE ACT

1. OATHS OF OFFICE – Appointments to the Planning Board

Lynn Franco- Class II 1 Year Term ending 12/31/24

Juned Quazi - Class III 1 year Term ending 12/31/24?

David Gagliano Class IV 3 year ending 12/31/27

Michael Adler-Mayor Designee

Andrew Kessler- Alternate # 2 term ending 12-31-26

Mayor Hornik Class I 4 year term ending 12-31-28

2. REORGANIZATION OF THE PLANNING BOARD

ELECTION OF CHAIRMAN

ELECTION OF VICE CHAIRMAN

ELECTION OF SECRETARY

ELECTION OF ADMINISTRATIVE OFFICER

3. Roll Call

4. PROFESSIONAL APPOINTMENTS

**A. Resolution #1-2024 – Authorizing contract Board
Attorney – Michael Herbert, Esq., Parker McCay, PA**

**B. Resolution #2-2024 – Authorizing contract Board Engineer –
Laura Neumann, P.E., CME Engineering, Inc.**

**C. Resolution #3-2024 – Authorizing contract Board Planner -
Laura Neumann, P.E., CME Engineering, Inc.**

5. Minutes Approve/amend the minutes of December 20, 2023

6. Citizens Voice

7. P.B. 1209B-20 Deerwood 382, LLC/Touchstone- Public Hearing to Amend the Preliminary and Final Site Plan approval to construct a two story building containing 6,990 s.f which is a decrease of 3,571 s.f., to be completed in three phases.

P.B. 1258-23 100 Buckingham Street Owner- Public Hearing to approve Preliminary and Final Minor Subdivision approval to modify existing lot lines by removing lot lines in the eastern corner of the property to dedicate to Marlboro Township, as well as to remove the existing trash enclosures to install one trash compactor in central location, located at Thornton Court block 143, lots 1.02 & 12 within the MFD-IV zone.

P.B. 1257-23 JKCH- Public Hearing to Amended Preliminary and Final Major Subdivision approval to consolidate lots to reduce the number of lots from 8 to 7, and modify the dimensions and lots of the other 5 lots located at Ruffians Way, block 364, lots 60, 63.01 thru 63.09 within the R-80 zone.

Review proposed changes to Township Ordinances and Township Master Plan.

8. RESOLUTIONS

Resolution #5-2023 – Official Newspapers

P.B. 1256-23 Juned Qazi- Memorialization granting approval for a Minor Subdivision of to include a two story residential dwelling with a garage located at 444 Tennent Road Block 299 Lot 186 & 187 within the R-80 zone.

P.B. 1250-23 Orchard Parkway-Memorialization granting approval of Preliminary and Final Subdivision to consolidate the existing lots and subdivide same into three new lots for residential development, located at Orchard Parkway and Route 79 Block 115, Lot 23 & 26 within the R-20 zone.

MOTION TO ADJOURN

