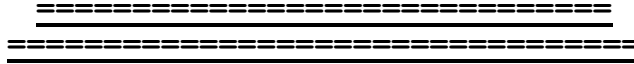


MARLBORO TOWNSHIP PLANNING BOARD

February 7, 2024



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, JUNED QUAZI, LYNN FRANCO, DAVE GAGLIANO STEVE KANSKY, ROHIT GUPTA MICHAEL SLOTOPOLSKY AND ANDY KESSLER

ABSENT ANDREW PARGAMENT.

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

Steven Kansky, Lynn Franco, Juned Quazi, David Gagliano Dr. Adler and Andrew Kessler wore sworn in as Board Members.

Nomination of Mark Barenburg as Chairman was offered by Dr. Adler and 2nd by Lynn Franco-All approve.

Nomination of Andrew Pargament as Vice Chairman was offered by Rohit Gupta and 2nd by Dave Gagliano-All approve.

Nomination of Lynn Franco as Secretary was offered by Juned Quazi, and 2nd by Dr. Adler-All approve.

Nomination of Suzanne Rubinstein as Administrative Agent was offered by Michael Slotopolsky, 2nd by Rohit Gupta-All approve.

A motion to approve/amend the minutes of December 20 2023 was offered by Dave Gagliano seconded by Dr. Adler, all approve

CITIZENS VOICE:

No one from the public registered to speak

Resolutions:

Resolution #1-2024 - Authorizing contract Board Attorney- Michael Herbert, Esq., Parker McCay, PA was offered by Michael Slotopolsky and 2nd by Dr. Adler-All Approve.

Resolution #2-2024 - Authorizing contract Board Engineer - Laura Neumann, P.E., CME Engineering, Inc. was offered by Michael Slotopolsky and 2nd by Dr. Adler-All Approve.

Resolution #3-2024 - Authorizing contract Board Planner - Laura Neumann, P.E., CME Engineering, Inc. was offered by Michael Slotopolsky and 2nd by Dr. Adler-All Approve

Resolution #5-2024-Official Newspaper-Asbury Park Press, was offered by Michael Slotopolsky and 2nd by Dr. Adler-All Approve

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.

The Board Took jurisdiction and entered evidence A1-A20

Chairman Barenburg has recused himself.

Anthony Hatab appeared on behalf of the applicant. This property is in the C5 zone and has been veterinary facility for the last 50 years. The applicant has received prior approvals and is back before the Board for an amended site plan. The applicant is looking to decrease the size by 3571 square feet. The applicant may also be looking to hire 4 new employees.

Marc Leber, Engineer-the applicant has all their outside agency approvals, there is no change in access, lighting, landscaping or stormwater management. The applicant will decrease the size of the building, and the basement will be removed. The A/C and generator will be moved to the roof.

Tim Lona, Engineer- the building will be a 2 story elevation, with mechanical units on the 2nd floor. First floor will be office and exam rooms. The architecture is the same and the number of exam rooms stay the same.

Public Forum-opened
No one spoke
Public Forum- closed

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

A motion to approve was offered by Michael Slotopolsky, 2nd by Dr. Adler.

Approve:Juned Quazi, Rohit Gupta, Michael Slotopolsky, Dave Gagliano, Steven Kansky, Lynn Franco, Dr. Adler, and Andrew Kessler.

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.

The Board Took jurisdiction and entered evidence A1-A21

Jason Tuvel appeared on behalf of the applicant. This applicant was before the Board and received approval for the development. They are before the Board today for a Minor Subdivision and changes to the trash system.

Christopher Risotti, Engineer-The applicant is before the Board for two fold. Thornton Road was an easement and will be changed to a dedicated right of way. Thornton Road will only be used for emergency vehicles only. It is not a thoroughfare. There will be an alarm activated gate installed by July of 2024. The gate will be maintained by the developer. The applicant is also looking for site plan to be amended. The plan was approved to have 6 trash enclosures. The applicant is looking ot have the trash enclosures deleted and have a compactor installed on the site. The compactor will be covered, will be picked up approximately 2 times a month. The residents will be given a trash container and Monday-Friday they will have the trash picked up at their door and brought to the compactor. The compactor is locked, and this system will be less noisy than garbage trucks. Installing the compactor allows the developer to enhance the recreational facilities. They will add a dog park enlarge the tot lot add walking paths and picnic areas.A-22 Colorized version of the Site Plan, A-23 Colorized version of Aerial Exhibit and A-24 Site Plan of Recreational Facilities. The applicant has agreed to install a temporary gate on Thornton Avenue. There is no detriment to the Community. There is always a KRE employee on site for any maintenance issues.

Public Forum-opened

Girisp Mandhawani-420 Aynsley Court, concerns regarding repairs to gate, change of street name and odor from compactor.

Viswambharan Manoj-159 Woodcliff Blvd., pedestrian traffic increase, and garbage flying out of the compactor.

Sameer Ravulapati-228 Woodcliff Road, concerns regarding Dog Park.

Public Forum- closed

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

A motion to approve was offered by Rohit Gupta, 2nd by Mike Slotopolsky.

Approve:Rohit Gupta, Michael Slotopolsky, Dave Gagliano, Steven Kansky, Lynn Franco, Dr. Adler, and Andrew Kessler.

Deny:Juned Quazi.

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.

The Board Took jurisdiction and entered evidence A1-A24

Salvatore Alfieri represented the applicant. The applicant is seeking an Amended Site Plan. The DEP permit expired and new regulations are prompting the change.

Mr. Halar-Engineer, the applicant is building off the access point of Yellowbrook Road. The property is a cul-de-sac. At this time the road and curbing have been installed. The original approval was for 10 lots with 8 building sites. At this time since the DEP permit has expired the regulations have changes and they are required to have a 300 foot buffer prompting the need to now build 7 units not 8. The stormwater plan has been revised to adhere to the new DEP regulations. No variances are needed, the will be serviced by well and septic. All required residential site improvements will be adhered to. Stormwater will be maintained by the HOA. Roadway will be dedicated to the Township. They will adhere to all Engineer comments.

Public Forum-opened

Manuel Himmenez-15 Yellowbrook Road, questioning traffic and how he confirms all items agreed to are done.

Bonnie Papernik-195 School Road East, submitted P-1 as an exhibit. It consisted of pictures and a narrative. The resident's main concern is flooding.

Public Forum- closed

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

A motion to approve was offered by Rohit Gupta, 2nd by Andrew Kessler.

Approve: Juned Quazi, Rohit Gupta, Michael Slotopolsky, Dave Gagliano, Steven Kansky, Lynn Franco, Dr. Adler, and Andrew Kessler.

Review proposed changes to Township Ordinances and Township Master Plan-

Laura Neumann explained the two new ordinances to the Board. One ordinance will be a clarifications of definitions, the 2nd ordinance will be a re-zoning of certain parcels within the Town.

The Board in a unanimous vote directed Michael Herbert to send a recommendation to the Council for their review.

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 was offered by Andrew Kessler, 2nd by Lynn Franco.

Approved: Michael Slotopolsky, Lynn Franco, and Andrew Kessler

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 was offered by Andrew Kessler, 2nd by Lynn Franco.

Approved: Michael Slotopolsky, Lynn Franco and Andrew Kessler.

Motion to adjourn @ 10:17pm was offered by, Dr. Adler, all approve

Respectfully submitted: Suzanne Rubinstein