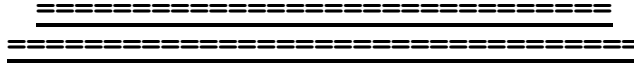


MARLBORO TOWNSHIP PLANNING BOARD

March 20, 2024



THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN PARGAMENT AT 7:33P.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 VICE CHAIRMAN PARGAMENT, DR. ADLER, JUNED QUAZI, LYNN FRANCO, ROHIT GUPTA AND MICHAEL SLOTOPOLSKY.

ABSENT ANDREW PARGAMENT, STEVEN KANSKY, CHAIRMAN BARENBURG, ANDREW KESSLER AND DAVE GAGLIANO.

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

CITIZENS VOICE:

No one from the public registered to speak

Motion to approve the minutes of February 7, 2024 was offered by Dr. Adler, 2nd by Juned Quazi all approve.

P.B.1214-21 Stone Rise, SPG-Presentation of changes to approved application for Administrative Approval- Board Engineer presented on behalf of the applicant. The approved application has had slight variations to the amenities. They will be added a larger patio, additional tables, bbq's, fire pit and pergola. These changes do not call for a need for any variances. They will be adding a 6 foot fence at dumpster area. All changes are allowed by Township ordinances.

A voice vote was done and all approve.

P.B. 1259-23 Cromer- Public Hearing to approve a Minor Subdivision and adjust the lot lines of lots 5.02 and 5.03 located at Marlboro Street and Wilson Avenue block 129 lots 5.02 and 5.03 within the R-30/20 zone.

The Board Took jurisdiction and entered evidence A1-A24

The homeowner Christine Cromer and Engineer Loreli Totten were sworn in.

The applicant is here seeking to readjust the lot lines on the property to return to the original lot lines that were from 1987. There will be no improvements to any of the lots. One property does have fence on the property. If approved a new PLAT will be filed and supplied to the Township.

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 RohitGupta, 2nd by Mike Slotopolsky

Approve: Juned Quazi, Rohit Gupta, Michael Slotopolsky, Dr. Adler, Lynn Franco and Vice Chairman Pargamant .

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 was offered by Lynn Franco, 2nd by Juned Quazi.

Approve-Juned Quazi, Lynn Franco, Rohit Gupta and Michael Slotopolsky.

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 was offered by Juned Quazi, 2nd by Michael Slotopolsky.

Approve-Juned Quazi, Lynn Franco, Rohit Gupta and Michael Slotopolsky.

P.B. 1209B-20 Deerwood 382, LLC/Touchstone- Memorialization to approve the Amended 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 was offered by Juned Quazi, 2nd by Dr. Adler

Approve- Approve-Juned Quazi, Lynn Franco, Rohit Gupta and Michael Slotopolsky and Dr. Adler.

Respectfully submitted: Suzanne Rubinstein