

# AGENDA

## TOWN OF MARLBOROUGH PLANNING BOARD

November 17, 2025  
Regular Meeting 7:00 PM  
Preliminary Conference 6:30 PM

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CHAIR: Chris Brand, MEMBERS: Fred Callo, Steve Jennison, Cindy Lanzetta, Joe Lofaro, Bob Troncillito, John LaMela

**Approval of Minutes for:** November 3, 2025

**Announcements** none

**Communications** none

### **PRELIMINARY CONFERENCE (JOINT MEETING)**

Summit Drive Properties (76)	23-1004	SKETCH	SITE PLAN
Summit Dr, Marlboro	108.4-6-29.311		

*Applicant is seeking: 4 4-unit Multi Family*

**Public Hearings** none

### **Ongoing Application Review**

Sunrise on Hudson BnB	R-1	25-1008	SKETCH	SITE PLAN
6 Cherokee Dr., Milton	(43)	103.3-2-62		
<i>Applicant is seeking: Bed and Breakfast</i>				
Pendino and Ferro	RAG 1	25-1009	SKETCH	LOT LINE
92 Old Indian Rd, Milton	(20)	103.3-1-39, 38.100		
<i>Applicant is seeking: Simple 2 lot Lot Line</i>				

### **New Application Review**

NJNL Properties	R-1	25-1004	SKETCH	SUBDIVISION
111-113 Western Ave. Marlboro	(41)	108.2-7-32.110		
<i>Applicant is seeking: 4 Lot Subdivision</i>				

**Special Topics Discussion** none

**Adjournment**

**NEXT DEADLINE: Friday November 21, 2025**  
**NEXT SCHEDULED MEETING: Monday December 1, 2025**