

**MARLBORO TOWNSHIP ZONING BOARD**

**June 14, 2016**

---

---

**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.**

**CHAIRMAN SHAPIRO 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, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.**

**ROLL CALL**

**PRESENT ...           {7} MR. SOLON, MR. ZWERIN, MR. WEILHEIMER,  
                                  CHAIRMAN SHAPIRO, MS. DI GRANDE,  
                                  MR. VERDI and MR. NAPPI**

**ABSENT...            {1} MR. LEVIN**

**ARRIVED...         {7:36PM} DR. ADLER**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO,  
  MICHAEL ANGELASTRO, and MS. SARAH PARIS**

**SALUTE THE FLAG**

**PUBLIC SESSION – *No one from the public signed up to speak.***

**Z.B. 16-6580 Min Cheung** – Public Hearing for a Bulk Variance to construct a 20' x 65' (1300 sq. ft.) addition of a family/recreation room, Exceeds Permitted Lot Coverage for Principal and Total Building Coverage, located 25 Stevenson Drive, Block 214.01 Lot 20 in the SCPR zone

The Applicant originally proposed to construct a one-story 1,300 square foot addition along the rear of the existing dwelling. During the course of the hearing, however, the Applicant reduced to propose size to 1,000 square feet.

Mr. Salman Gilani was sworn in and gave testimony. Mr. Gilani stated that he was the contractor for the Applicant. Mr. Gilani confirmed that the Applicant was seeking a one-floor addition so as to create a hot tub and enclosed recreation area. He stated that the recreation area was necessary due to limitations that the Applicant's child had from allergies. He further confirmed that there will not be any tree removal on the property. Mr. Gilani stated that there was no need for a drywell and that that overall drainage on the site would be subject to the review and approval of the Board Engineer. Mr. Gilani also noted that the existing pavers would be removed completely and that the original landscaping would be restored. Mr. Gilani stated that there was one existing non-conformity on the site: **Section 220-44D** – Private recreational equipment and structures shall be setback a minimum of 20 feet from any other structure, such as fencing, sheds and pools; approximately 18 feet appears provided between the play equipment structure and the accessory shed. Mr. Gilani also stated that variance relief was originally required from Section 220-78(4)(g)[8] for total lot coverage where 25% is permitted and 25.7% was originally proposed. He testified that the reduction in square footage of the addition, however, eliminated the need for variance relief from this section.

Mr. Gilani then stated that the following variance relief was required: **Section 220-140D(1) (Table III)** – The maximum percent of building coverage for principal building shall be 10%; approximately 13.7% is proposed with the subject building addition. **Section 220-140D(1) (Table III)** – The maximum total building coverage permitted is 13%; approximately 14.3% appears proposed.

**PUBLIC** - *No one spoke on behalf of this application.*



family dwellings shall have a minimum two-car garage, attached to or detached from the principal dwelling, having a minimum area of 400 square feet; no garage area is to be provided on-site with the proposed building area conversion to living space.

**PUBLIC** - *No one spoke on behalf of this application.*

***A motion in the affirmative***

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Verdi)
		Recused:	0
		Nays:	0
Second:	Mr. Zwerin	Absent:	1 (Mr. Levin)
		Abstain:	0

**Z.B. 16-6582 70 Greenwood Road, LLC.** - Public Hearing to amend a Use Variance and Site Plan approval sought to permit additional buildings at a previously approved Self Storage. Expansion of a nonconforming use, self-storage is not permitted in the C-2 zone, with insufficient number of parking spaces provided, located at 70 Greenwood Road, Block 122, Lots 39 in the C-2 zone

The Applicant proposes to remove all existing site improvements, with the exception of the New Jersey Bell equipment structures and nearby gravel driveway, including filling of the isolated wetland area in order to construct a self-service storage facility consisting of seven one-story buildings ranging in size from a minimum of 3,700 square feet to 15,000 square feet and providing a total of 58,900 square feet of building with approximately 444 storage units of varying sizes as well as 600 square feet of associated office area. Access is proposed via a paved 25 foot wide full-movement access drive at the approximate midpoint of the Tennent Road site frontage leading to four proposed parking spaces on-site and interior looped circulation around the proposed buildings with a paved emergency access drive along Greenwood Road near the northeast property corner. A perimeter six foot high Jerith fence with gated access to the site and emergency access drives is proposed on-site and the site is to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Tennent Road and Greenwood Road. Landscape and lighting improvements, including a monument style site identification sign along the Tennent Road site frontage at the proposed site access drive are also proposed and a surface area infiltration basin is proposed on-site discharging to an existing inlet along

Orchard Place north of the site for storm water management purposes. Other than sight triangle easements and the existing roadway intersections, no improvements to the existing roadways are proposed with this application.

The Applicant was previously granted use variance approval in Resolution ZB 06-6241 dated January 4, 2007, as well as preliminary and final site plan approval per Resolution ZB 06-6241A dated December 16, 2008 to permit construction of a self-service storage facility consisting of 40,500 square feet of total building area on the subject property, where 58,900 square feet of building area is now proposed.

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the Applicant had previously been granted a use variance for a 40,000 square foot self-storage facility. Mr. Alfieri noted that the Applicant was now seeking to expand that facility to 58,900 square feet. Mr. Alfieri stated that the Applicant was, therefore, seeking amended use variance and preliminary and final site plan approval.

Stacey Tietjan was sworn in and gave testimony. Ms. Tietjan stated that she was a principal of the Applicant and that the Applicant owned two other self-storage facilities in Red Bank and Atlantic Highlands. Ms. Tietjan stated that the Applicant was seeking to construct seven buildings for a total of 400 to 425 storage units. Ms. Tietjan testified that the units are normally used by people in transit or those who just need extra space. Ms. Tietjan stated that some of the units would be climate controlled while others were not. Ms. Tietjan testified that the hours of operation for the office were between 9 a.m. and 5 p.m. on Monday through Friday and 9 a.m. to 3 p.m. on Saturdays.

Ms. Tietjan further testified that the storage units are open to the public every day between 6 a.m. and 10 p.m. Ms. Tietjan noted that the site will utilize a gate that has a key code access. Ms. Tietjan further stated that the security code will be given to the Fire Department in order to have access. Ms. Tietjan also noted that cars would park outside of the gate if they had to visit the office but that cars would generally circulate the site and find their particular unit and park near that location.

Ms. Tietjan stated that flammable products would be prohibited from being stored on the site. Ms. Tietjan explained that this includes paint cans. Ms. Tietjan also noted that outdoor storage would be prohibited. She stated that there was a need for this kind of facility as the two closest facilities were at least four miles away.

John Palus, P.E., P.P. was sworn in and gave testimony. Mr. Palus reiterated the Applicant was seeking to construct seven buildings containing 400 to 450 storage units. Mr. Palus noted that the site would be then enclosed by a six foot high Jerith aluminum fence. Mr. Palus further noted that an emergency access drive had been delineated on the site and that emergency services would have the code to the gates or the Applicant would comply with whatever requirements emergency responders had for access to the site. Mr. Palus also noted that there was not a designated loading area on site and that customers would generally drive to the approximate location of their unit and unload the contents there. Mr. Palus stated that trash enclosures would not be provided on the property as such become a nuisance with customers dumping large amounts of trash. Mr. Palus then stated that all stormwater management on the site complies with N.J.D.E.P. requirements. Mr. Palus further testified that all roof leaders were tied into the inlets.

Mr. Palus then stated that a turning template will be provided to the Board Engineer for review and approval to demonstrate that vehicles can safely navigate the site. Mr. Palus noted that the plans would also be modified to depict the monitoring wells on-site.

Derek Tietjan was sworn in and gave testimony. Mr. Tietjan stated that an environmental cleanup had already occurred on the site pursuant to EPA standards. Mr. Tietjan noted that one monitoring well is located on-site as a result of this cleanup. Mr. Tietjan further noted that the Phase I Study would be provided to the Board.

**PUBLIC - Gerald Zelasko of 6 Orchard Place Morganville, NJ.07751-** testified that he was concerned regarding drainage on the site. The Applicant's Engineer, however, explained that flow on the site does not drain to Orchard Place and that more drainage is being captured on-site than previously in any event.

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Verdi)
		Recused:	0
		Nays:	0
Second:	Mr. Weilheimer	Absent:	1 (Mr. Levin)
		Abstain:	0

**RESOLUTIONS**

**Z.B. 16-6575 ESK BUILDERS, INC.** - Memorialization of Resolution granting a Bulk Variance to construct a single family residential dwelling, in-ground pool with five feet of surrounding decking attached to a 20' x 20' patio, and a 12' x 12' shed on an undersized lot, located on Beacon Hill Road, Block 153 Lot 78.01 in the LC zone

*A motion in the affirmative*

Offered: Chairman Shapiro Ayes: 7 (Mr. Solon, Mr. Zwerin,  
Chairman Shapiro, Ms. DiGrande,  
Dr. Adler, Mr. Verdi & Mr. Nappi)  
Recused: 0  
Nays: 0  
Second: Mr. Nappi Absent: 2 (Mr. Levin, Mr. Weilheimer)

**Z.B. 16-6572 VAZGEN SEVUMYANTS** - Memorialization of Resolution granting a Bulk Variance to construct a 576 sq. ft., Garage addition and to keep a 20' x30' concrete patio placed in wetland buffer and conservation easement, located at 345 Deerfield Road, Block 180, Lots 83.21 in the R30/40 zone

*A motion in the affirmative*

Offered: Chairman Shapiro Ayes: 7 (Mr. Solon, Mr. Zwerin,  
Chairman Shapiro, Ms. DiGrande,  
& Mr. Nappi)  
Recused: 1 (Mr. Verdi)  
Nays: 1 (Dr. Adler)  
Second: Mr. Nappi Absent: 2 (Mr. Levin, Mr. Weilheimer)

**Z.B. 16-6577 MICHAEL & JESSICA MARSHALL** - Memorialization of Resolution granting a Bulk Variance to Construct a to construct a 5' x 17' covered porch with 4' x 6' steps, with Insufficient lot frontage and Insufficient front yard setback for principal structure, located at 197 Route 520, Block 184, Lots 5 in the R20 zone

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 7 (Mr. Solon, Mr. Zwerin,  
Chairman Shapiro, Ms. DiGrande,  
Dr. Adler, Mr. Verdi & Mr. Nappi)

Recused: 0

Nays: 0

Second: Mr. Nappi

Absent: 2 (Mr. Levin, Mr. Weilheimer)

*A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.*

Respectfully submitted

Jennifer Bajar