

MARLBORO TOWNSHIP ZONING BOARD

June 9, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL SHAPIRO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, NOTICE OF THIS REGULARLY SCHEDULED MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MARLBORO WAS SENT TO THE ASBURY PARK PRESS, THE STAR LEDGER, NEWS TRANSCRIPT ON MAY 8, 2020; PUBLISHED IN THE ASBURY PARK PRESS ON May 11, 2020; POSTED IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE OFFICE OF THE MUNICIPAL CLERK AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: MS. DIGRANDE joined at 8:33pm, Mr. LEVIN, MR. POWERS, MR. SOLON, Mr. WEILHEIMER, MR. VIRDI, and CHAIRMAN SHAPIRO

ABSENT: Mr. Yozzo & Mr. Zwerin

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & RONALD D.CUCCHIARO, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Chairman Shapiro moved that the minutes of May 26, 2020 be adopted. This was seconded by Board member Powers, and passed on a roll call vote of 6 - 0 in favor.

ZB 19-6690 -Arthur Avetisyan- Continued Public Hearing for Bulk Variance relief to install an in-ground swimming pool with an associated patio and fencing and to construct a one story pool cabana (792 s.f 22 feet X 36 feet) with an attached covered porch/patio area (362 s.f.: 16 feet X 22 feet) along the east side of the property, located at 430 Union Hill Road, Block 287 Lot 36, within the C-3 Zone.

The Applicant is appearing before the Board in a continuation of

an application to install an in-ground swimming pool, a cabana and a covered porch. Appearing for the Applicant was Attorney Mr. Alfieri, Esq. and the Applicants Engineer and Planner, John Ploskonka. Mr. Ploskonka testified that the scope of the plans have been decreased. The cabana decreased from 24 ft.x 39 ft. to 24 ft. x 36ft. The patio has been decreased from 18 ft. x 24 ft. to 16 ft. x 22 ft.

The Board took jurisdiction and entered evidence A-1 through A-28
Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2nd by Mr. Levin, to grant a Bulk Variance Relief, and passed with a roll call of 6-0. Approve: Mr. Levin, Mr. Powers, Mr. Solon, Mr. Viridi, Mr. Weilheimer and Chairman Shapiro.

ZB 19-6698 -Bubble Works Auto Spa - Public Hearing seeking an Amended Site Plan approval and Use Variance relief to permit the installation of self-service vacuum stations, located at 33 Route 9 South, Block 175, Lot 4, 5 & 6, within the C4 Zone.

The Board took jurisdiction and entered evidence A-1 through A-25.

Mr. Viridi has recused himself from the discussion.

The Applicant is seeking an amended site plan approval and a use variance relief to install self-service vacuum stations. The applicant is represented by Kenneth Pape, Attorney, Richard DiFalco, Engineer, John Rea, Traffic Engineer and Christine Cofone, Professional Planner. Mr. Gupta Owner and all professionals were sworn in. Installation of self-service vacuums will streamline the car wash and meet industry standards.

The Board received, reviewed, and considered various exhibits and

reports with regard to this application

The Board had concerns and questions regarding the number of self-service vacuums, flow of the process, traffic safety and spacing of the self-service units.

The applicant hearing the concerns of the Board has withdrawn his application and will appear before the Board during the July 14, 2020 remotely held meeting.

ZB: 20-6709-Jason & Jessica Miller- Public Hearing for a Bulk Variance relief to install an in-ground swimming pool and paver patio surround within the rear yard area. In addition the existing shed is proposed to be relocated further from the rear property line, located at 1 Saratoga Court Block 159, Lot 10.03, within the R-60/30 Cluster Overlay (Residential).

The Board took jurisdiction and entered evidence A-1 through A-20

The Applicant is seeking to install an in ground swimming pool and a paver patio surround within the rear year. There is an existing shed that will be relocated. Appearing for the Applicant was Attorney Mr. Alfieri, Esq. and Engineer, William Jensen, PE. Upon questioning the Applicant has agreed to submit a stormwater management plan to the Board Engineer, and that all lighting and fencing will comply with Township requirements. The Applicant testified, at this time there is a play set on the property and has agreed that the proper separation between the play area and the pool would be confirmed with the Board Engineer. The Applicant has agreed to provide a current survey of the property.

Public Hearing opened.

There was no one else who wished to speak.

Public Hearing closed.

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

The applicant agreed to comply with all of the conditions proposed by the resolution.

Mr. Solon has recused himself from voting on this application.

A motion was offered by Chairman Shapiro and 2nd by Mr. Powers, to grant a Bulk Variance Relief, and passed with a roll call of 5-0. Approve: Mr. Powers, Mr. Viridi, Mr. Levin, Mr. Weilheimer, and Chairman Shapiro.

ZB: 18-6670-Tennent Wash & Lube, LLC - Public Hearing seeking a Preliminary and Final Site Plan and Bulk Variance relief to construct a one story conjoined 4,335 s.f. commercial car wash tunnel and a four vehicle bay lube center, located at Tennent Road, Block 122, Lot 33, within the C2 Zone.

The Board took jurisdiction and entered evidence A-1 through A-41

The applicant is seeking to construct a one story conjoined 4,335 square feet car wash tunnel and a four bay lube center. There will be no repairs done, there is parking for 16 vehicles, 6 self-service vacuum stations, with 2 cueing lines with 5 cueing positions. Appearing for the Applicant was David Cramer, Engineer. The Applicant has agreed to adhere to the Fire Officials recommendations and has improved all requested items. There were questions regarding the stormwater management plan and at this time they may not have met the burden of proof regarding a stormwater management plan. They must submit a stormwater mitigation plan. The Application has been moved to the July 14, 2020 remotely held meeting.

ZB: 20-6705 Brain Baum - Memorialization of a Resolution granting approval for bulk variance.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Powers. In favor: Ms. DiGrande, Mr. Powers, Mr. Solon, Mr. Viridi and Mr. Weilheimer and Chairman Shapiro.

ZB: 20-6706 Phillip & Mia Whitman- Memorialization of a Resolution granting approval for bulk variance.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Ms. DiGrande. In favor: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

ZB: 20-6703 Vincent Graffia- Memorialization of a Resolution granting approval for bulk variance.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Powers. In favor: Ms. DiGrande, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro.

A motion to adjourn at 10:30 p.m. was offered by Chairman Shapiro, seconded by Ms. DiGrande. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein