

MARLBORO TOWNSHIP ZONING BOARD
July 14, 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 Mr. LEVIN, MR. POWERS, MR. SOLON, Mr. WEILHEIMER, MR. Zwerin, MR. YOZZO and CHAIRMAN SHAPIRO

ABSENT: MR. VERDI

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 June 9, 2020 be moved to the next meeting

ZB: 19-6702-Ashkhen Tadevosyan- Public hearing seeking a Bulk Variance relief to construct a 2 story building addition within the area of the existing 1 story screened porch with a second floor balcony, a 1 story covered porch addition at the front building entry, and a second floor building addition with two second floor balconies, located at 17 Robinson Road, Block 270, Lot 126 within the R-20 zone. John Plosonka, appearing for the applicant was sworn in. Mr. Polonska testified that this is a single family home adding a 2nd floor addition and seeking a variance for an overhang. Mr. Plosonka testified that the applicant will agree to all revisions of the 1-7-20

Engineer's report, and obtain all necessary Township permits and abide by all Township ordinance.

The Board took jurisdiction and entered evidence A-1 through A-22

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. Zwerin, to grant Bulk Variance Relief, and passed with a roll call of 7-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Solon, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

ZB: 19-6698-Bubble Works Auto Spa - Continued 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. Mr. Richard Defalco, was sworn in and testified for the applicant. Revised plans to include larger parking spots next to vacuums, additional stop signs and stop bars, cut back islands to enhance turn ability, and 9 vacuum stations.

The Board took jurisdiction and entered evidence A-1 through A-27

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 approve an Amended Site Plan, and passed with a roll call of 7-

0.Approve: Mr. Levin, Mr. Powers, Mr. Solon, Mr. Weilheimer, Mr. Yozzo Mr. Zwerin and Chairman Shapiro.

ZB: 18-6670-Tennent Wash & Lube, LLC -Continued 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. Mr. Cramer and Ms. Cofone appeared on behalf of the applicants and was sworn in. Mr. Cramer testified on the revised site plan rendering, exhibit A-43 dated 7-2-20. They will comply with all items in the Engineers report in regard to stormwater management. Township Engineer agreed that it is compliant with the Township Ordinance. Ms. Cofone testified in regard to drainage and technical issues and has agreed to adhere to all Township Engineers comments and review.

The Board took jurisdiction and entered evidence A-1 through A-46

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 approve Bulk Variance relief, and passed with a roll call of 5-1. Approve:Ms. DiGrande Mr. Levin, Mr. Yozzo Mr. Zwerin and Chairman Shapiro. Mr. Solon voted NO, Mr. Powers recused himself from the vote.

19-6694-Fredrick J Reck and Mary V. Reck- Public Hearing seeking a Preliminary and final Site Plan, a Use Variance and a Bulk Variance to subdivide two lots located at 30 Hudson Street in the C-1 and LI zone into three lots. Mr. Guinco, Attorney and Mr. Ward, Engineer appeared for the applicant and was sworn in. After discussions and concerns regarding the application, the applicant will reappear in front of this Board October 13, 2020.

ZB 19-6690 -Arthur Avetisyan- 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

ZB: 20-6709-Jason & Jessica Miller 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. Weilheimer and Chairman Shapiro

A motion to adjourn at 10:00 p.m. was offered by Chairman Shapiro, seconded by Mr. Zwerin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein