

MARLBORO TOWNSHIP ZONING BOARD
September 22, 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. PUBLISHED IN THE ASBURY PARK PRESS ON SEPTEMBER 1, 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. POWERS, MR. VIRDI, MR. WEILHEIMER, MR. YOZZO, MR. ZWERIN and CHAIRMAN SHAPIRO

ABSENT: MR. SOLON, MR. LEVIN

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

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

September 8, 2020 minutes will be carried to October 13, 2020

ZB 19-6697 Northeastern Development, INC.-Public Hearing seeking a Use Variance to construct a 3,663. S.f. drive-thru car wash building with five parking spaces and 5 vacuum station spaces, located at Route 79, Block 351, Lot 2 & 3 within the C-2 Zone This application was carried to October 13, 2020

ZB 20-6711 New Cingular Wireless, PCS, LLC.-Public Hearing seeking a Use Variance and Final Site Plan approval to construct a 150 feet tall faux-tree stealth design monopole telecommunications tower located at 316 Tennent Road (County

Road 3) and along the northerly side of Amboy Road, Block 172, Lot 41 within the IOR Zone.

The Board took jurisdiction and entered evidence A-1- A-40.

The applicant was represented by Attorney Christopher Quinn who testified that they are looking to install a 145 foot pole at the rear of the property with generator. The monopole will have branches attached to go to a height of 150 feet. They are seeking various reliefs, they will not have any trees removed or build on the wetlands, and the area is concealed from the road.

David Revette, Engineer testified that the area is wooded has a paved road, and has an existing fence. There is presently a building on the site. The site will need electric and gas and those utilities will be run underground. There will be a generator on site, they will add gravel to the existing roadway and there will be no impact on the storm water system. The pole will have 16 antenna sites, the structure will be built to code, and there is no lighting on the pole. No landscaping is needed because it is not visible to the street. No water or sewer service is needed. Maintenance will be done approximately once a month. If a catastrophic event occurs, the pole collapses within itself. The pole is designed to accommodate other carriers as well.

Daniel Penesso- Radio Frequency Engineer- testified that the additional monopole will increase service to the underserved areas within the Township. The service will improve in an area of 3.72 miles. This monopole will be able to offer first responders more access service during emergency times. In time of emergency First Responders will have access to special channels. The site will be unmanned have no vibrations or noise.

Paul Ricci-Planner- The area is well suited to have a monopole installed, the area is wooded, is not in an area with homes is not on the road and would cause no detrimental issue to the community. If approved the increase ability for cell service is a needed service to the community.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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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. Weilheimer, to grant Use Variance relief, and passed with a roll call of 7-0. Approve: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Zwerin, Mr. Yozzo and Chairman Shapiro.

A motion to adjourn at 8:45pm p.m. was offered by Chairman Shapiro, seconded by Ms. DiGrande. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein