

MARLBORO TOWNSHIP ZONING BOARD
October 13, 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. WEILHEIMER, MR. ZWERIN MR. LEVIN and CHAIRMAN SHAPIRO

ABSENT: MR. SOLON, MR. VIRDI AND MR. YOZZO

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 September 8, 2020 be adopted. This was seconded by Board Member Power, and passed on a roll call vote of 4 - 0 in favor.

Chairman Shapiro moved that the minutes of September 22, 2020 be adopted. This was seconded by Board Member Power, and passed on a roll call vote of 4 - 0 in favor.

ZB 19-6697 Northeastern Development, INC.-Continued 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
No further testimony was given.

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 Use Variance relief, and passed with a roll call of 6-0. Approve: Ms. DiGrande, Mr. Powers, Mr. Weilheimer, Mr. Zwerin, Mr. Levin and Chairman Shapiro.

20-6713479 Route 520 Associates, LLC.- Public Hearing seeking a Use Variance and Amended Preliminary and Final Site Plan approval to remove the existing 2 story building to construct a 12,576 s.f. , 3 story medical office building to include 22 additional parking spaces located at 479 Route 520, Block 213, Lot 8.01 within the OPT-2 Zone.

The Board took jurisdiction and entered evidence A-1- A-32.

Salvatore Alfieri, Esq. presented the application. Jason Fichter-Planner was sworn in. Proposed building is on a 5.1 acres plot of land in the Opt 2 Zone. In 2008 site plan approval was granted 2016 an amended site plan was granted to split the property into two buildings, 2017 approval was given to add a 2nd story on building 1 and tonight they are here to get approval to raze the present building and construct a new three story building on site. All utilities are available on site and present storm water system can accommodate the additional building. Presently there are 202 parking spaces and increase to 224 spaces. This amount is in compliance with parking regulations and will include ADA parking. No additional lighting will be added. There is an old well on the property that will be addressed by applicant. No generator will be installed at this site.

The applicant will comply with all Engineers Technical recommendations.

Salvatore Cannizzaro- Principal of Applicant was sworn in. Building A is totally occupied. Building B has one tenant at this time. The building they are looking to take down (spa) was not able to be rented out due to configuration of offices. At this time all conditions of prior approval are being met.

Michael Savarese- Architect- Building will be built to fit seamlessly into the complex. Colors and materials will be similar to present buildings. Presented Exhibit A-28

Architectural Drawing on Building, A- 29 Elevations, A-30
Elevation showing 3 story façade.A-31 3 sheet Floor Plan and -32
Color Rendering of Entrance to Building.

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 Ms. DiGrande, to grant Use Variance and Amended Preliminary and Final Site Plan approval, and passed with a roll call of 5-1.Approve:Ms. DiGrande, , Mr. Weilheimer, Mr. Zwerin, Mr. Levin and Chairman Shapiro. Mr. Powers casted a No vote

19-6694 Fredrick J Reck and Mary V. Reck-Continued 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.

Board member Levin has recused himself from the hearing.

The Board took jurisdiction and entered evidence A-1- A-36.

John Giunco, Esq. represented the Applicants.

Patrick Ward-Engineer was sworn in. Revised Plans have been submitted to reflect, an additional 5 feet of right of way on Hudson Street, a 2 car garage on Lot A, Applicants will pave Part Of Orchard Street and remove dirt driveway. Water and sewer utilities will be on all proposed sites. They are seeking relief to not install curbs and sidewalks. There will be landscaping of various trees around the proposed sites.
Lot A-Existing home will remain in the C-1 Zone, Lot B future home will be in the C-1 Zone and meet all set back requirements. Lot C will follow MFD requirements.2 New homes will have 2 car garages. Storm water will comply with all requirements.
At this time there is no flooding on the property.

Christine Cofone- Planner, was sworn in. Ms., Cofone testified that she believes this developments fits well within the neighborhood and meets the Master Plan Objectives. She does not feel that this development will be a negative for the community and meets many of the positive criteria required.

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Attorney John Giunco has requested that a vote be taken at the next meeting October 27, 2020. No new noticing required.

ZB 20-6711 New Cingular Wireless, PCS, LLC.- Memorialization of a Resolution granting approval of Use Variance and Final Site Plan

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

A motion to adjourn at 9:52 p.m. was offered by Chairman Shapiro, seconded by Ms. DiGrande. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein