

MARLBORO TOWNSHIP
ZONING BOARD

MARLBORO TOWNSHIP PLANNING BOARD

A-20

MAR - 4 2021

MARCH 6, 1985-RESOLUTION

ZB# 19-6686A

RE: LUCAS BROTHERS
SITE PLAN AND SOIL REMOVAL APPROVAL
BLOCK 53, LOT 65

WHEREAS, the applicant, Lucas Brothers Construction Inc. has made an application for a soil removal permit and approval of a site plan for the construction of a warehouse and for variances and waivers as follows:

TYPE OF VARIANCE	REQUIRED BY ORDINANCE	PROVIDED
Lot Width	300 feet	190 feet
Lot Frontage	300 feet	195 feet
Parking Location	more than 30 feet from structure	parking less than 30 feet from structure
Providing Environmental Impact Report	yes	abbreviated Environmental Impact Report

and a waiver for seepage pits and stone surface in rear of building and straight curb on site and a 100 ft. buffer area, fence on all sides and distance of driveway from L.C. Zone, buffer around parking, proximity of parking lot to property line; and

WHEREAS, the Planning Board has received reports from the Township Engineer, the Division of Police and the Technical Committee, and the applicant has submitted reports from the Freehold Soil Conservation District, the Monmouth County Planning Board and the Monmouth County Board of Health concerning the proposed septic system, and

WHEREAS, the applicant has submitted evidence of service of notice in conformity with the ordinance and the Land Use Act and testimony has been taken and a public hearing has been held, and the Planning Board has determined that the granting of a soil removal permit is necessary for the purpose of developing the site as proposed by the applicant, and the Planning Board has determined that by reason of exceptional narrowness and shape of the parcel in question and other conditions, the denial of the application for variances requested would result in peculiar and exceptional and undue hardship upon the developer of such property, and the approval of the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance, and

WHEREAS, the applicant has submitted plans prepared by Engineering Surveying Planning Associates dated 4/12/84, last revised 2/8/85.

NOW, THEREFORE, BE IT RESOLVED, that the application for Soil Removal Permit is granted, since same is necessary to develop the site.

BE IT FURTHER RESOLVED, that the application for the variances and waivers set forth are granted.

BE IT FURTHER RESOLVED, that the application for Site Plan Approval is granted subject to the applicant fulfilling the requirements set forth in the Soil Removal Permit and further subject to the applicant providing a Hold Harmless letter in accordance with ordinance.

BE IT FURTHER RESOLVED, that the applicant post a performance bond and inspection fees for the soil removal permit.

BE IT FURTHER RESOLVED, that the applicant plant evergreens 10 ft. on center on the western side of the slope and the southern side of the slope.

BE IT FURTHER RESOLVED, that the applicant remove all soil from the site within 6 months from completion of construction.

BE IT FURTHER SUBJECT TO, the applicant filing a bond and paying inspection fees to the satisfaction of the township engineer.

OFFERED BY: Councilwoman Veccharelli

SECONDED BY: Leon Gamza

IN FAVOR: Mr. Cohen, Mr. Kushner, Mr. Gamza, Mr. Schwartz, Councilwoman Veccharelli, Mayor Hornik, Mr. Baum

OPPOSED: None

ABSTAIN: None

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE MARLBORO TOWNSHIP PLANNING BOARD AT A MEETING HELD ON MARCH 6, 1985.

GLORIA J. LAKS, CLERK

MAR - 4 2021

ZB# 19-6686A

MARLBORO TOWNSHIP PLANNING BOARD

MARCH 19, 1986-RESOLUTION

RESOLUTION

RE: LUCAS BROTHERS APPLICATION FOR AMENDED SITE PLAN AND
SOIL REMOVAL APPROVAL
BLOCK 53, LOT 65

WHEREAS, on March 6, 1985 the Planning Board granted site plan and soil removal approval to this applicant setting forth certain conditions, and

WHEREAS, in accordance with that approval, soil removal permit No. 85-1 was granted on 10/3/85, and

WHEREAS, the applicant has submitted revised drawing No. 9, dated 11/14/85, in which the applicant proposes to amend the plans so as to move the proposed building approximately 100 feet closer to Amboy Road, and

WHEREAS, in accordance with said plan the applicant proposes to remove a greater amount of soil than that for which the soil removal permit was heretofore granted, and

WHEREAS, the Planning Board has reviewed the application, a public hearing has been held and a report has been received from the Township engineer, and

WHEREAS, the application was granted by the Planning Board with conditions, said action to be memorialized on March 19, 1986.

NOW, THEREFORE, BE IT RESOLVED that the application for approval to the plans prepared by Engineering Planning Assoc., revision #9 dated 11/14/85, (thereby amending the approval dated 3/6/85), is hereby granted.

5. The applicant entering into a developer's agreement with the Township in a form and substance satisfactory to the Township attorney.

OFFERED BY: Roger Baum

SECONDED BY: Sidney Nemetz

IN FAVOR: Mr. Alfano, Mr. Shorr, Councilwoman Kessler,
Mr. Nemetz, Mr. Baum

OPPOSED: None

ABSTAIN: None

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE MARLBORO TOWNSHIP PLANNING BOARD AT A MEETING HELD ON MARCH 19, 1986.

GLORIA J. LAKS, CLERK