

**MARLBORO TOWNSHIP ZONING BOARD**

**March 9, 2021**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT 7:35 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 January 16, 2021; 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. WEILHEIMER, MR. SOLON, and CHAIRMAN SHAPIRO

ABSENT: MR. ZWERIN, MR. YOZZO and MR. VIRDI

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Ron Cucchiaro ESQ.

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

The minutes of February 23, 2021 will be tabled until next meeting

**Z.B. 20-6723 Real Edge, LLC**- Public Hearing seeking a Use Variance approval to sub divide the approximate 0.8 acre property into two lots, located at 14 Wooleytown Road and Sorrel Road, Block 120.02, Lot 38 within the RSCS Zone.

The Board took jurisdiction and entered evidence A-1- A-23

Mr. Danti Alfieri was present to represent the Applicant-This is a bifurcated application seeking to divide the lot into two lots. They are seeking a use variance to build on lots that are

zoned for age restricted building. If approved they will come back to the Board to present plans for the actual homes. There is presently a pool and patio on the lot that would be removed.

Tim Lurie-Engineer was sworn in: Exhibit A-19 was shown to review the property. The property is .816 acres, there is presently one home with a pool and patio on the property. The property is surrounded by trees. At this time if approved any future building will not require variances. They will address all items listed in the Engineers report. The area around the lot is all single family homes with no age restricted homes. Presently there are public utilities that will be utilized.

Justin Auciello-Planner: This applicant is seeking a use variance to build these home on this lot in a zone that is age restricted. The site is suited for this use, it is consistent with the character of the neighborhood and surrounding roads. One of the lots will have a new built and the other lot will continue to have the present home. No Variance will be needed and it meets criteria C- lite air and open space and criteria G sufficient space. The present zone requires 7500 square feet and this property is almost doubles. Mr. Auciello feels there is no negative criteria and no detriment to the community if the use variance is granted and he feels it fits in with the Township Master Plan.

Public Hearing opened.

Lovedeep Mehta- 207 Sorrel Drive- concern regarding the look and feel of the community and environmental impact

Mr. George and Jean Pometti- 205 Sorrel Drive- concern regarding the disruption of Woodbury Oaks, the destruction of trees and concerns regarding the environment.

Sandeep Das-203 Sorrel Drive- concerns regarding the change to the community and environmental impact.

John Minervini Jr. - 201 Sorrel Drive- concern regarding change to neighborhood, and question how many homes will be built.

All residents were not aware that the reason for the hearing was specifically because the area is zoned as age restricted

Public Hearing closed

A motion to enter workshop was made by Chairman Shapiro and 2<sup>nd</sup> by Mr. Powers.

A motion to come out of workshop was offered by Chairman Shapiro and 2<sup>nd</sup> by Mr. Powers.

A Motion was offered by Chairman Shapiro and seconded by Mr. Levin to Grant a Use Variance approval to sub divide the approximate 0.8 acre property into two lots, located at 14 Wooleytown Road and Sorrel Road, Block 120.02, Lot 38 within the RSCS Zone and passed with a roll call of 6-0.  
Approve: MS. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Solon and Chairman Shapiro.

A motion to adjourn at 9:15 p.m. was offered by Chairman Shapiro, seconded by Mr. Levin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein