

MARLBORO TOWNSHIP ZONING BOARD
November 9, 2021

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN SHAPIRO AT 7:32 P.M.

SALUTE THE FLAG

CHAIRMAN 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: MR.LEVIN, MR. POWERS, MR. VERDI, MR. SOLON JOINED AT 8:20, MR. YOZZO, MR ZWERIN AND CHAIRMAN SHAPIRO

ABSENT: MS. DIGRANDE, MR. WEILHEIMER

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

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

Motion to approve the October 26, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Zwerin, all approve.

Z.B. 21-6756 Shahab Jan-Public Hearing seeking Bulk Variance to construct a new fence within the front yard property located at 15 Roosevelt Avenue Block 125, Lot 7 within the R30/20 Zone.

The Board took Jurisdiction and entered Exhibits A1-A18

Mr. Jan represented himself and was sworn in. The property was recently bought by the applicant and he wants to build a fence. The property behind his house is very small which is why he wants to fence the front property. The fence will be PVC a neutral color and 6 feet high. As per Township

Ordinance he will plant trees in front of the fence in the required diamond pattern.

Public Comment Opened-

Brian Mayer 8 Baldwin Avenue- concerned sight lines once the fence is installed.

Public Comment Closed.

The Board received, reviewed, and considered various exhibits and reports with regard to this application

A motion to approve Bulk Variance with conditions discussed was offered by Chairman Shapiro, 2nd by Mr. Zwerin.

Approved-Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

Z.B. 20-6723A Real Edge- Continued Public Hearing seeking Preliminary and Final Major Subdivision approval to subdivide the property into two new lots located at 14 Wooleytown Road, Block 120.02, Lot 38 within the RSCS Zone.

The Board took Jurisdiction and entered Exhibits A1-A24

Dante Alfieri, represented the applicant for the continued application. This application was originally a Bifurcated application, and received a use variance for the proposed 2 lots. The last meeting there were questions regarding Stormwater management and impact to a surrounding home.

Richard Oberman-Engineer, A site visit was conducted of the area to ensure that all plans will not impact any surrounding homes. The ground is sloped up and there is a 5 ½ feet retaining wall. Water from the Real Edge site will not run to Lot 30. Lot 30 is wet but not due to the applicants site.

Public Comment Opened

No one spoke

Public Comment Closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application

Motion to grant a Bifurcated Preliminary and Final Major Subdivision was offered by Chairman Shapiro, 2nd by Mr. Levin.

Approved- Mr. Levin, Mr. Virdi, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

Vote to Deny-Mr. Powers

Z.B. 21-6746 142 Amboy Road, LLC- Public Hearing seeking a Bi-Furcated Use Variance approval to construct a three story self-storage building and a 1 story flex use building and two exterior accessory storage buildings with 154 parking spaces, and sidewalks locate at 142 Amboy Road Block 172, Lot 33 within in the LC Zone.

The Board took Jurisdiction and entered Exhibits A1-A23A

Dante Alfieri appeared on behalf of the applicant. Steve Cattani-Engineer, This is a self-storage building with 3 buildings to use as flex space. The site has stormwater on the southern part of the parcel. The access to the facility will be on Amboy and Mill Road. All utilities will be brought in from Amboy Road. The self-storage buildings are three stories and have interior units. There is a fence around the property and there is ample circulation. 140 parking spots are proposed and 1 sign is proposed on the site. There is no facade signage. No equipment or materials will be stored outside.. The wetlands have been flagged but they have not submitted an LOI to the NJ DEP. They will meet all ADA requirements.

Kevin Savage-Traffic Engineer, traffic impact study was done using on Amboy and Texas Roads using existing data and making adjustment for COVID impacts. The results also include new developments and was taken out for several years. The trip generators will have no significant impact on the area. The proposed 140 spots is sufficient and the circulation allows for ease of movement.

Mark Cannuli-Planner- reviewed the plan, Township Master Plan, Township Ordinances, conducted a site visit and looked at the property development in the area. The proposed site is on Amboy and Mill Road. Mill Road at this time is a paper street. The area is nonresidential and the Township has 150 acres of open space. Businesses in the area are, a bus company, recycle facility, contractor business and the closed residential development is 930 feet away. The site is suitable in this location because it is set back off Amboy Road, is screened with vegetation, low intensity traffic impact and he does not believe it is detrimental to the Community. This suit is consistent with the ordinance and master plan. The building

height will not impact the surrounding area or properties.

The Board had questions regarding the hours, natural buffers, impervious coverage, lighting pollution and should there be a walking path.

The Board went into workshop.

After discussion the application will be carried to December 14, 2021 with no new noticing.

Z.B. 21-6754 Vision Marlboro, LLC-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a storage facility consisting of seven total buildings. 4 two story buildings, 4 one story storage buildings and one office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone. **CARRIED TO DECEMBER 14, 2021 WITH NO NEW NOTICING.**

Z.B.21-6763 134 County Road 520-Public Hearing seeking an Appeal of Zoning Code Officer decision located at 134 Route 520 Block 176, Lot 116 located within the IOR Zone.

Steve Gouin representing the applicant. The applicant is appealing the Zoning Officers decision stating that the home on the property must be owner occupied. The property consists of a dog kennel and a residential home. The decision was the result of interpretation of a 1987 Resolution that came before the Zoning Board to receive a use variance to knock down the existing home and build another home and have 2 uses on the property. The owner of the Kennel Mr. Cuccia has owned the kennel since 2008 and has never lived in the home. Mr Cuccia presently has a buyer for the kennel but they would not live in the home.

A motion to overturn the decision of the Zoning Officer was offered by Ira Levin and 2nd by Mr. Powers.
Approve- Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Yozzo and Chairman Shapiro

Z.B. 21-6751 Jeremie Saada-Memorialization granting a Bulk Variance approval to construct a second floor addition to the existing dwelling located at 5 Branch Court, Block 412, Lot 126 within the PAC Zone was offered by Chairman Shapiro, 2nd by Mr. Levin

Approve-Mr. Levin, Mr. Powers, Mr. Zwerin and Chairman Shapiro.

Z.B.21-6757 Rahab Khalil-Memorialization granting an Amended Bulk Variance approval for an in ground pool and rear year patio layout located at 7 Orchard Hills Road Block 157, Lot 27 within the LC Zone was offered by Chairman Shapiro 2nd by Mr. Powers Approve- Mr. Levin, Mr. Powers, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

Z.B. 21-6755 Anthony Chan & Anita Siu-Memorialization granting Bulk Variance approval to remove the existing deck to construct an exterior covered patio connected to the rear of the dwelling located at 210 Deerfield Road, Block 180.01 Lot 19 located within the R40/30 Zone was offered by Chairman Shapiro, 2nd by Mr. Zwerin.

Approve- Mr. Levin, Mr. Powers, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro

Motion to adjourn at 10:45 p.m. was offered by Chairman Shapiro, 2nd by Mr. Zwerin

Respectfully submitted,

Suzanne Rubinstein

