

**MARLBORO TOWNSHIP ZONING BOARD**  
**January 25, 2022**  
**REORGINAZATION**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY RONALD CUCCHIARO, ESQ. at 7:35pm

SALUTE THE FLAG

BOARD SECRETARY SUZANNE RUBINSTEIN 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; 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. SOLON, MR. VERDI, MR. WEILHEIMER, MR. MANKES, MR. ROYCE AND CHAIRMAN SHAPIRO

ABSENT: NONE

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro, ESQ.

Any members required to sign their OATHS of OFFICE have done so and returned them to the Board Secretary

ELECTIONS:

Chairperson- Attorney Ron Cucchiaro called for nominations for Chairman. Mr. Salon nominated Michael Shapiro it was 2<sup>nd</sup> by Mr. Viridi, all approve.

Vice Chairman- Chairman Shapiro nominated Alon Solon for Vice Chairman, it was 2<sup>nd</sup> by Kamal Viridi, all approve.

Secretary- Chairman Shapiro nominated Kamal Viridi as Secretary, it was 2<sup>nd</sup> by Mr. Powers ,all approve.

Administrative Officer- Chairman Shapiro nominated Suzanne

Rubinstein as Administrative Officer it was 2<sup>nd</sup> by Mr. Powers, all approve.

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

Chairman Shapiro moved that the minutes of December 14, 2021 be adopted. This was seconded by Board member Powers, and passed on a roll call vote of 4 - 0 in favor.

**ZB 21-6762 CSH Marlboro, LLC**- Applicant is seeking a Use Variance and Preliminary and Final Site Plan to construct an assisted living/memory care facility, located AT Route 520 and Route 79 Block 213 Lot 3 & 4 within the C-2 Zone.

**To be carried to March 8, 2021, no new noticing required.**

**RESOLUTIONS:**

**1-2022- Zoning Board Attorney** -Chairman Shapiro made a motion to approve Ron Cucchiaro, Esq. of Weiner Law Group, LLP.as Zoning Board Attorney, 2<sup>nd</sup> by Mr. Powers, with a roll call of 7-0 to approve

**2-2022- Zoning Board Engineer** -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Engineer, 2<sup>nd</sup> by Mr. Powers, with a roll call of 7-0 to approve

**3-2022- Zoning Board Planner** -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Planner, 2<sup>nd</sup> by Mr. Powers, with a roll call of 7-0 to approve

**4-2021- Zoning Board Traffic Engineer** -Chairman Shapiro made a motion to approve T and M Associates as Zoning Board Traffic Engineers, 2<sup>nd</sup> by Mr. Viridi, with a roll call of 7-0 to approve

**5-2022- Zoning Board Official Newspapers** -Chairman Shapiro made a motion to approve Official Newspapers, 2<sup>nd</sup> by Mr. Viridi, with a roll call of 7-0 to approve

**Z.B.21-6759 Angelo Lamatina**- Memorialization granting a Bulk Variance approval to widen existing paved driveway and install new and relocated block curb located at 53 Harbor Road, Block 170, Lot 53 within the LC zone.

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

Powers, Mr. Weilheimer and Chairman Shapiro

Z.B.21-6760 Paul Daniele-Memorialization granting a Bulk Variance approval to construct an in-ground swimming pool located at 4 Orchard Hills Road, Block 157, Lot 23 within the LC zone.

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

Z.B.21-6761 Evan Honig-Memorialization granting a Bulk Variance approval construct an in-ground pool at 1A Steeplechase Drive, Block 412, Lot 2 within the C-5 zone.

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

**Z.B. 19-6686A- Lucas Holdings, LLC-** Memorialization denying a Use Variance approval to utilize a portion of the property as a truck terminal, located at 173 Amboy Road, Block 178, and Lot 292 within the IOR Zone

A motion in the affirmative to deny was offered by Chairman Shapiro. seconded by Mr. Levin. In favor: Ms. DiGrande, Mr. Levin and Chairman Shapiro

Z.B.21-6732 394 Route 79-Memorialization granting Use Variance and Preliminary and Final Major Site Plan approval to construct a 16,260 sf warehouse/office flex building with a 22 vehicle parking area, located at 394 Route 79 Block 153 Lot 7 within the CS Zone.

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

A motion to adjourn at 8:06 p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

