

MARLBORO TOWNSHIP ZONING BOARD
March 22, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:35pm

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; 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. MENKES, MR. ROYCE, MR. POWERS, MR. SOLON, MR. WEILHEIMER, MS. DIGRANDE, MR. LEVIN AND CHAIRMAN SHAPIRO

ABSENT: Kamal Virdi

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

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

Chairman Shapiro moved that the minutes of March 8, 2022 be adopted. This was seconded by Board member Powers, and passed on a roll call vote of 7 - 0 in favor.

Z.B. 21-6768 Ruth Reider-Public Hearing seeking a Bulk Variance to construct an attached 560 sq. foot conservatory on the east side of the existing dwelling located at 70 Edgewood Road Block 180, Lot 83.55 in the R-40/30 Zone. Will be heard tentatively April 26, 2022

Z.B. 21-6769 Vincent Ferraina- Public Hearing seeking Interpretation for the different types of use permitted on the property located at 101 North main Street Block 225, Lot 196 within in the C2 Zone. Will be held tentatively May 24, 2022

Z.B. 22-6770 Anastasia Kurtyan-Public Hearing seeking Bulk Variance approval to construct an in-ground swimming pool in the rear yard, located at 6 Orchard Hills Road Block 157, Lot 25 within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A13.

Dominic and Anastasia Kurtyan was sworn in. The residents are looking to install an in ground pool. The applicants are seeking relief for lot coverage. The property is set very far back off the road and the driveway is very long. The area around the pool and patio will be pavers. They are looking for lot coverage of 7.8 %. The applicant will be installing a 3 chamber trench system to ensure no flooding issues to surrounding homes.

Public comment Opened-

Irene Costa 3 Orchard Hill Road Morganville NJ 07751 spoke of her concerns, for flooding, curbing issues, the increase in coverage, construction traffic, grading, and road conditions.

Public Comment Closed

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

A motion to approve Bulk Variance to install an in ground pool was offered by Chairman Shapiro and 2nd by Mr. Powers.

Approve- Ms. DiGrande, Mr. Weilheimer, Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Solon and Chairman Shapiro.

Z.B. 21-6767 James & Nichelle Sage- Memorialization of Resolution granting Bulk Variance approval for a proposed generator located along the side property of the rear yard, located at 3 Stockton Drive Block 226, Lot 2 within in the R30/20 Zone was offered by Chairman Shapiro 2nd by Mr. Powers.

Approve- Ms. DiGrande, Mr. Weilheimer, Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Solon and Chairman Shapiro.

Z.B. 22-6772 Barry Kaufman (Forever Iron Doors)-Memorialization denying the Appeal of Zoning Officer Decision, located at 45 Route 9 South Block 175, Lot 11 within the C-4 Zone was offered by

Chairman Shapiro 2nd by Mr. Mankes.

Approve Mr. Mankes, Mr. Solon, Mr. Weilheimer 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. Carried to the next meeting.

A motion to adjourn at 8:00pm p.m. was offered by Chairman Shapiro, seconded by Mr. Mankes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein