

MARLBORO TOWNSHIP ZONING BOARD
April 12, 2022

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

SALUTE THE FLAG

VICE CHAIRMAN SOLON 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 MR. VIRDI

ABSENT: CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT: Jordan Rizzo, P.E., & Ron Cucchiaro, ESQ.

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

Vice Chairman Salon moved that the minutes of March 22, 2022 be adopted. This was seconded by Board member Menkes, and passed on a roll call vote of 7 - 0 in favor.

Z.B. 21-6766 501 Route 79-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan to construct a 3,450 sf building addition, an outdoor patio and two covered porches with a 1848 sf 5 bay garage located at 501 Route 79, Block 122, Lot 24.01 in the R-60 Zone.

The Board took jurisdiction and entered exhibits A1-A26.

Attorney, Mr. Brodsky represented the applicant. The applicant is looking to do an addition to the existing Funeral home. The Funeral home has been at this location for many years. They are looking to add footage to the funeral home, an outdoor patio, 2

covered porches and a 5 bay garage. They will also add some parking spaces, landscaping and a stormwater system.

Mr. David Hernandez Jr., owner was sworn in. The business has been in practice since 1965 and he purchased it in 2009. At this time they are looking to expand the size of the chapels to make for a more comfortable experience and to be able to update them to showcases the changes in the business. The patio will be a 3 season patio. Most funeral services are not held during high traffic time. They will not be increasing amount of staff. The tree in front of the funeral home is an integral part of the property and they would like not to take it down and will ensure that the tree is always pruned and well maintained. At this time they have good relationships with their neighbors. The 5 bay garage will house the hearse, the limos and van. At present there is no garage. That will free up 5 parking spots. There will be no changes to hours.

Patrick Ward- Engineer, was sworn in. The property is presently a 4000 square foot building with 2 driveways one for in and one for out with a stripped parking lot. The new building will be 8000 square feet with new entrances with covered patio enhanced bathrooms and larger chapels. The parking lot will be restriped to ensure unified parking. The parking will increase by one spot. There will be no curbing to allow larger vehicles such as ambulance or fire truck to maneuver easily. There will be 3 ADA spaces. There will be a garage and a trash enclosure. All utilities are on site presently. There will be a subsurface discharge area for roof drains and a stormwater basin system. There will be additional lighting added and landscaping lights as well. They will be 2 pole mounted fixtures and building mounted fixtures added. Three trees will be removed, there will be no changes to signage.

John Rea-Traffic Engineer was sworn in. An application was sent to NJDOT and a letter of no interest was received back from the NJDOT. There is no expectation that there will be an increase in traffic.

Joseph Delucia- Architect was sworn in. There will be a new entrance at the rear of the building with ramp. The addition will have ADA bathrooms. There will be a new front covered porch and a rear covered porch. There will be a flower storage room and storage area. The materials will match the existing building.

After some questions from the Board, the application will be carried to June 14, 2022.

Z.B. 22-6771 Shahab Jan- Public Hearing seeking a Bulk Variance to construct an addition and a porch to the existing dwelling located at 15 Roosevelt Street Block 125, Lot 7 within in the R30/20 Zone.

The Board took jurisdiction and entered exhibits A1-A20.

Shahab Jan, homeowner was sworn in. The applicant is seeking to add an addition to his home to accommodate his parents who are disabled and have moved into the home. They addition will be adding a dining room and porch. The present dining room is being used as a bedroom. There will be one kitchen and one mailbox.

Public comment Opened-
No one from the public spoke.
Public Comment Closed

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

A motion to approve Bulk Variance was offered by Vice Chairman Salon and 2nd by Mr. Mankes

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

Z.B. 22-6774 Konstantin Tokar-Public Hearing seeking Bulk Variance approval to construct a 6 or 7 foot tall bronze ornamental aluminum fence, located at 3 Serenity Place Block 364, Lot 41.04 within the R80

The Board took jurisdiction and entered exhibits A1-A20.

Mr. Sciria, Esq. represented the applicant.
The applicant is seeking to install a 6 ft. fence around the front of the property.

Mr. Tokar, homeowner and applicant was sworn in. The applicant has lived in the home for 2 ½ years. Presently on the right side of the home there is a fence as well on the left side of the home. They are looking to install fence on the front yard of the home. The gate will have 2 gates will be 6-7 feet high. The main reason for the fence is protection for his family. Police reports were

submitted to show the security issues facing the family.

John P. Rocha-Owner of Classic Fence was sworn in. The fence will be aluminum and attached to the present fence. There will be an automatic opener and the Township will have code to get in incase of emergency. You will be able to see through the fence. The gates will lock automatically and match present fencing on property.

Public comment Opened-
No one from the public spoke.
Public Comment Closed

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

A motion to approve Bulk Variance was offered by Vice Chairman Salon and 2nd by Mr. Mankes

Approve- Ms. DiGrande, Mr. Levin, Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Solon and Mr. Virdi.

Z.B. 21-6746 142 Amboy Road, LLC- Continued 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.

Board member Weilheimer has recused himself.

Dante Alferi. Esq. represented the applicant. The applicant was before the Board before and the Board had questions regarding conservation efforts, building coverage and landscaping. Steve Cattani was under oath from the last meeting. The hours of operation re from 6am-10pm 7 days a week. The landscaping will leave 59% of vegetation and there will be a buffer of trees around the property. Conservation, there will be 59% of lot conservation of vegetation. There will be a 150 foot buffer of trees. The LOI has not been completed but will keep the 150 foot buffer even if the LOI calls for less. To keep the area green they will not pave the entirety of the road

Building coverage, they have adjusted all the coverage including building and impervious coverage to decrease both. The coverage they are requesting are consistent with residential zones and appropriate for this area.

Mr. Savage-Traffic Engineer remains under oath. There will be 60-80 trips during peak hours. There will be 30-40 vehicles going in and out. The impact is below what NJDOT considers detrimental. The flex building will not have a loading dock. There will be no large tractor trailers, they will be box trucks. The flex space is expected to have utility contract plumbing contractors and HVAC repairers.

Motion to go into workshop by Vice Chairman Salon 2nd by Ira Levin

Motion to go out of workshop by Vice Chairman Salon 2nd by Mr. Powers

Motion to approve bifurcated use variance relief with specific conditions

- All trucks parked overnight must be trucks with companies on property
- WB40 and WB50 trucks prohibited
- No vehicles stored more than three days
- 6am-10pm operating time
- 59% existing vegetation maintained
- Provide LOI
- Maximum of 28% impervious coverage
- 18% building coverage
- All debris removed from site

Was made by Mr. Levin, 2nd by Mr. Mankes.

The merino to approve fails with a vote of 4-3

Approve Mr. Mankes, Mr. Royce and Mr. Levin

Deny Mr. Powers, Mr. Verdi, Mr. Solon and Ms. DiGrande.

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.

Z.B. 22-6770 Anastasia Kurtyan-Memorialization granting a 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 was made by Vice Chairman Solon, 2nd Mr Mankes.

Approve, Mr. Mankes, Mr. Royce, Mr. Powers, Mr. Solon, Mr. Levin and Ms. DiGrande.

A motion to adjourn at 11:41pm p.m. was offered by Vice Chairman Solon, seconded by Ms. DiGrande. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein