

MARLBORO TOWNSHIP ZONING BOARD
April 26, 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: Laura Neumann, P.E., & Ron Cucchiaro, ESQ.

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

Vice Chairman Salon moved that the minutes of April 12, 2022 be adopted. This was seconded by Board member Menkes, and passed on a roll call vote of 7 - 0 in favor.

Z.B. 21-6768 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.

The Board took jurisdiction and entered exhibits A1-A16.

Salvatore Alfieri represented the applicant. This applicant is seeking a bulk variance to construct a conservatory addition to the existing dwelling which will expand the footprint of the home. The applicant is also looking to add a roof deck. The variance requested are due to set backs

in the front yard. The property is under the maximum lot coverage. The applicant must submit a PLOT Plan and adhere to all comments in the Engineer Report. It is testified that the stairs from the roof deck are outside and not within 10 feet of the pool.

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 Solon and 2nd by Mr. Mankes.

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

Z.B. 21-6764 Mary Ida Gueyikian-Public Hearing seeking Bulk Variance approval to construct a proposed dwelling, located at 107 School Road East Block 357, Lot 1 within the R60 Zone. Carried to May 10, 2022 with no further noticing.

Z.B. 21-6754 Vision Marlboro, LLC- Continued Public Hearing seeking Use Variance approval to construct a storage facility consisting of three total buildings. 2, two story buildings, 1, one story office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone. Carried to May 24, 2022 with no further noticing.

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. 22-6771 Shahab Jan- Motion to approve memorialization granting Bulk Variance approval 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 was offered by Mr. Solon, 2nd by Mr. Mankes.

Approved by: Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer and Ms. DiGrande.

Z.B. 22-6774 Konstantin Tokar-Motion to approve memorialization granting 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 zone was offered by Mr. Solon 2nd by Mr. Menkes.

Approved by: Mr. Makes, Mr. Royce, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Levin and Ms. DiGrandes

A motion to adjourn at 8:05 p.m. was offered by Vice Chairman Solon, seconded by Mr. Menkes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein