

MARLBORO TOWNSHIP ZONING BOARD
May 10, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:32pm

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, MR. LEVIN AND MR. VIRDI AND CHAIRMAN SHAPIRO

ABSENT: MS. DIGRANDE

PROFESSIONALS PRESENT: Laura Neumann, P.E., & Steven Tombalakian, ESQ.

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

Chairman Shapiro moved that the minutes of April 26, 2022 be adopted. This was seconded by Board member Salon, and passed on a roll call vote of 7 - 0 in favor.

ZB 21-6762 CSH Marlboro, LLC-Continued Public Hearing 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 R-80 Zone. Carried to July 12, 2022.

Z.B. 22-6776 Hobart, LLC-Public Hearing seeking a Bulk Variance to build a deck located at 9 Station Road, Block 223, Lot 15 within the C-1 Zone.

The Board took jurisdiction and entered exhibits A1-A18

Salvatore Alfieri represented the applicant. This applicant is seeking a bulk variance to permit a previously built deck. Presently there is a single family home on the lot that had a previously built deck. The house is in a commercial zone and wants approval to repair the existing deck or replace it. There are some encroachments on the property as well. Presently there is a garage on the property, if they remove the Garage there will be no parking on the home and a garage is required as per Township Ordinance. If application is approved they will be asking permission from lot 16 to have an easement, and they will then build a driveway. The retaining wall and railroad ties will be removed.

Patrick Ward-Engineer/Planner, the lot is undersized and the house is very old. The front and side set backs are non conforming and the deck is one feet off the property line. There is presently a gravel driveway. They are not planning any improvements to the property. They will get all required permits and agree to remove concrete pad 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 Chairman Shapiro and 2nd by Mr. Mankes.

Approve-Mr. Mankes, Mr. Royce, Mr. Viridi, Mr. Weilheimer, Mr. Powers, Mr. Solon and Chairman Shapiro.

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.

The Board took jurisdiction and entered exhibits A1-A21

Salvatore Alfieri appeared for the applicant. All professionals were sworn in.

The homeowner has owned the property for a long time, they are looking to build a single family home. The lot has a rear portion that they will need to define as who owns the property. There is some thought that the Holland Family owns the

property. Buy/Sell letters were sent out and marked into evidence as A-22.

Carolyn Fagin-Engineer Aerial Photo was shown and marked as A-23. The property is north of Route 18 and east of Route 79. The property backs to the Henry Hudson Trail. At this time the lot is cleared. A-17 Development was shown, they are planning a SFD which is 2400 square feet. There will be various variances that will be needed. The improvements to the property will be the house and driveway. Applicant will not change any grading and will install dry wells at the corners of the houses. They have agreed to add a swale to the property and move the house and septic system away from School Road. All technical comments will be addressed. No trees will be removed. Soil logs will be done. All environmental issues have or will be addressed.

Christine Coffone-Planner, this property is an undersized lot in the zone and there is no way for the property to be made larger. This home is a prime example of the Dallmeyer court case. The home is undersized with no way to make it bigger, buy/sell letters were sent to surrounding property, the house size fits into the landscape of the neighborhood and they have submitted plans for the home. There are no negative impacts to the community. Granting the variance outweighs any detriments to the area.

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

After discussion and questions, the applicant will be carried to August 9, 2022 with no new noticing required.

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 was offered by Chairman Shapiro 2nd by Marty Powers

Approve Chairman Shapiro, Mr. Powers, Mr. Virdi and Mr. Levin

Z.B. 21-6768 Ruth Reider- Memorialization granting a Bulk Variance to construct an attached 560 sq. foot conservatory on

the eastside of the existing dwelling located at 70 Edgewood Road, Block 180, Lot 83.55 in the R-40/30 Zone was offered by Chairman Shapiro, 2nd by Saul Mankes.

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

Z.B. 21-6746 142 Amboy Road, LLC- Memorialization denying 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. Carried to the next meeting

A motion to adjourn at 8:45 p.m. was offered by Chairman Shapiro, seconded by Mr. Menkes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein