

MARLBORO TOWNSHIP ZONING BOARD
May 24, 2022

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

SALUTE THE FLAG

VICE CHAIRMAN SALON 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. LEVIN AND MS. DIGRANDE.

ABSENT: CHAIRMAN SHAPIRO, MR. VIRDI AND MR. WEILHEIMER

PROFESSIONALS PRESENT: Laura Neumann, P.E., & Ronald Cucchiaro, ESQ.

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

Vice Chairman Alon moved that the minutes of May 4, 2022 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 5 - 0 in favor.

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 August 9, 2022 with no new noticing required.

Z.B. 22-6775 Hindu American Temple & Cultural Center, Inc.- Public Hearing seeking a Bulk Variance to construct two solar canopy carports over the existing parking lot, located at 31 Wooleytown Road, Block 147, Lot 17.01 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A26

Kenneth Pape represented the applicant. The applicant is seeking to install solar canopies over a large parking area. The Temple is on a large campus of 37 acres.

Jayesh Patel-Engineer, was sworn in. Mr. Patel exhibited an Aerial Site Display marked as A-27. This display shows the property, including the parking lot where the canopies will be installed. Mr. Patel showed a Solar Carport Display which was marked as A-28, which shows the panels constructed over the existing parking lots. Presently there are two islands and trees that will be removed. Replacement trees will be planted. There are no changes to the stormwater system. There are no changes to the number of parking spaces and lighting will be installed under the canopies. All technical comments will be complied with.

Anjan Saikia-Solar Design Consultant was sworn in. 582 solar panels will be installed. All electric generated by the panels will be used by the Temple. The canopies are angled to allow for snow leaves rain etc., to fall off them. The height of the panels will ensure that there is no glare. Structures are constructed of steel and concrete stations are can withstand wind and impact of a large vehicle. The poles will be buried 8 feet underground with 2 feet sticking out of the ground connecting to the canopies.

Theodore Bunker-, Architect was sworn in. There will be two canopies installed, one will be L shaped. The canopies are made of steel and is a semi impervious coverage, not a weather cover. They will be built to all standard UUC codes as required.

Loralei Totten, Planner was sworn in. This application is inherently beneficial to the Community. The application is also beneficial to the Temple as it will allow for cost savings and is a renewable energy source. There are no detriments to the community. This application is within agreement to the Township Master Plan.

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

Z.B. 21-6769 Vincent Ferraina- Public Hearing seeking Interpretation for the different types of use permitted on the property and certificate of non-conformance for the use of the property as a multi-unit mixed use property consisting of 4 units located at 101 North main Street Block 225, Lot 196 within in the C2 Zone.

The Board took jurisdiction and entered exhibits A1-A18

Salvatore Alfieri appeared on behalf of the applicant.

Vincent Ferraina-applicant was sworn in.

The property has been owned by Mr. Ferraina since 1973, it is located on Route 79 near Route 520 and the High School. At the time they bought the property it was all residential, but since then there have been growth of retail. When they bought the property there were and still are 3 structures on the property with 4 rental units. There are three electric and gas meters and public sewer for the home. The home has always been occupied by a combination of family and renters. The use of the property has not changed since they bought the property in 1973.

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 certify that the 3 structures with 4 rental units predates preexisting non- conforming units ordinance was offered by Vice Chairman Salon, 2nd by Saul Mankes.

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

Z.B. 21-6746 142 Amboy Road, LLC- Memorialization denying a 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 was offered by Vice Chairman Solon, 2nd by Stacey DiGrande.

Approved by Mr. Powers, Ms. DiGrande and Mr. Solon.

Z.B. 22-6776 Hobart, LLC-Memorialization granting a Bulk Variance to build a deck located at 9 Station Road, Block 223, Lot 15 within the C-1 Zone was offered by Vice Chairman Solon, 2nd by Mr. Mankes

Approved by, Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Solon, and Mr. Levin.

A motion to adjourn at 8:30 p.m. was offered by Vice Chairman Solon, seconded by Mr. Levin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein