

MARLBORO TOWNSHIP ZONING BOARD

June 14, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:34pm

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, MS. DIGRANDE, MR. WEILHEIMER AND CHAIRMAN SHAPIRO.

ABSENT: MR. VIRDI, MR. SALON AND MR. LEVIN

PROFESSIONALS PRESENT: Laura Neumann, P.E., & Matthew Gilson, ESQ.

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

Chairman Shapiro moved that the minutes of May 24, 2022 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 4 - 0 in favor.

Z.B. 21-6766 501 Route 79-Continued 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

Rick Brodsky represented the applicant.

Mr. Ward-Planner was sworn in at the last meeting. Waitt Funeral Home is an existing business that has been in business for many years. At this time they are looking to upgrade the facilities to

make it more efficient and modern. They are looking to modify the building and increase its footprint. They will be adding accessible restroom and add more accessibility to the buildings. There are no detriments to the community and these improvements will enhance the community.

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, Ms. DiGrande, Mr. Powers, Mr. Weilheimer and Chairman Shapiro.

Z.B. 22-6781 Christina Recante-Public Hearing seeking Bulk Variance approval to construct an in-ground swimming pool at the rear of the property, located at 32 Lloyd Road Block 127, Lot 17 within the R-30/20 Zone.

The Board took jurisdiction and entered exhibits A1-A21

Christina Rescate, homeowner represented herself. The applicant is looking to install an in ground pool. There were denied in Zoning because no structure can be built 100 feet from the top of a stream bank and they are presently 61 feet. The applicant hired an environmental expert who reported that there will be impact to the wetlands or stream. There will be no tree removal for this project.

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 a Bulk Variance, was offered by Chairman Shapiro and 2nd by Mr. Mankes.

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

Z.B. 22-6779 Baljinder Brar- Public Hearing seeking a Bulk Variance to construct a 2,164 square foot 2 story addition at rear of existing building located at 67 Stevenson Drive Block 214.03, Lot 54 within in the SCPR Zone.

The Board took jurisdiction and entered exhibits A1-A21

Joann Montero, Architect represented the applicant and was sworn in. The family is looking to add 1 master bedroom, add kitchenette, exercise room, and bathroom. They are looking to add living space for their older children. This will not be turned into a 2 family/ mother daughter home. The kitchenette will mostly be used in the summer months. The bulk variances are for lot coverage, building coverage, and frontage.

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

A motion to approve a Bulk Variance, was offered by Chairman Shapiro and 2nd by Mr. Mankes.

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

Z.B. 22-6775 Hindu American Temple & Cultural Center, Inc.- Memorialization granting a 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 was offered by Chairman Shapiro and 2nd by Mr. Powers.

Approved by, Mr. Menkes, Mr. Royce, Mr. Powers, and Ms. DiGrande

Z B. 21-6769 Vincent Ferraina- Memorialization certifying that the 3 structures with 4 rental units predates pre-existing non-conforming units ordinance located at 101 North Main Street Block 225, Lot 196 within the C2 Zone was offered by Chairman Shapiro 2nd by Mr. Powers

Approved by, Mr. Menkes, Mr. Royce, Mr. Powers, and Ms. DiGrande

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

Respectfully submitted,

Suzanne Rubinstein

