

MARLBORO TOWNSHIP ZONING BOARD
August 9, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:30pm

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. POWERS, MS. DIGRANDE, MR. SOLON ARRIVED AFTER ROLL CALL, MR. LEVIN AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. ROYCE AND MR. WEILHEIMER

PROFESSIONALS PRESENT: JORDON RIZZO, DUSTIN GLASS, ESQ.

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

Chairman Shapiro moved that the minutes of July 12, 2022 be adopted. This was seconded by Board Member Powers, and passed on a roll call vote of 3 - 0 in favor.

Z.B. 21-6764 Mary Ida Gueyikian- Continued 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.

The Board took jurisdiction and entered exhibits A1-A25

Salvatore Alfieri represented the applicant. This applicant has an undersized lot. The Dallmeyer case was used for the Planning of this application.

Carol Fagin-Engineer testified that revising the plans, have removed most of the variances. A swale has been added to prevent run off to the Henry Hudson Trail. Decks which need variances have

been added to the plans. The structure was moved to avoid needing set back variances. Landscaping has been added. Arch plans will be revised to address the discrepancy as noted in the CME report. If approved the two lots will be separated into two lots and blocks.

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. Levin.

Approve-Mr. Mankes, Mr. Solon, Mr. Powers, Mr. Levin and Chairman Shapiro.

Z.B 22-6785 Gordon's Corner Water-Public Hearing seeking Use Variance approval to construct a new 2 million gallon, 120 foot tall standpipe water storage tank with additional improvements to the site located at 9 Mohawk Drive, Block 362, Lot 4 within the R-80 Zone.

The Board took jurisdiction and entered exhibits A1-A19

Peter Licatra, Esq. appeared on behalf of the Applicant

Richard Pagent, Engineer-the applicant is looking to build a second water tower on the property that is owned by Gordon Corners Water. Presently there is a 3 million gallon tank on the site, it is 2 acres, surrounded by private lots, and the site is flat and has 2 access driveways. The site is in the R-80 Zone. They applicant is proposing a 2 million gallon tank be built in the northwest corner of the lot. The tower is 150 feet tall, and will be approximately 150 feet away from the present tower. The two tanks will have similar appearances. Driveways will be modified slightly. There are 12 foot fence on site for security. 4 Large trees will need to be removed. The site has no on-site parking, the lighting will be consistent with what is presently on site and there are no noise concerns, since no mechanicals are on site. There is no trash or signage on site. No new buffers will be added or needed, if water overflows the overflow will go into the stormwater system. The applicant will agree to all technical comments.

Eric Olsen, Chief Operating Officer of Gordons Corner Water appeared for the application. The tank needs to be added, so they can do maintenance on the tank presently there. The present tank needs to be painted and serviced. Servicing and painting will usually take 2 months. The tank is being positioned where it on the plans because the infrastructure is in place to allow for easy access to build and service. The proposed tank will be away from any utilities.

Lee Fleming, Planner-application was reviewed, conducted site visits, reviewed Township ordinance, Planning documents and Township Master Plan. Presently the site is being used for this use and is a good site due to backing to Route 18, few neighbors and has significant trees. The use is conditionally allowed. The variance needed are for setbacks, height and fence. The positive Criteria are no need for a use change, a 2nd tower allows continued uninterrupted service to the customers of Gordons Corner Water, there is no frontage on the property, and very few neighbors. The Towers will be the same height as the present tower to ensure continuation of service. The new tower will not add to any traffic, have no noise, will not interfere with open space and all access sites are on easements. There seems to be no negative criteria for this application.

Public comment Opened-

Mark Caspento 35 School Road- Concerns regarding location of tank

Mr. Neik 34 School Road East Tank Location

Mr. Matuza 41 School Road East-Tank Location and water failure

Bonnie and Beverly Papernik 195 School Road East-various concerns, sent by e-mail and distributed to the Board and applicants attorney.

Public Comment Closed

After reviewing various questions and comments from the public, this application will be continued at the October 25, 2022 meeting with no new noticing required.

Z.B. 22-6789 Artic Air- Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 54,147 SF building that includes warehouse and office space located at 414 Texas Road, Block 146, Lot 27 within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A31

Board Member Alon Salon recused himself.

Salvatore Alfieri represented the application.

Ross Albert-Owner of Artic Air, 1977 the business was started by his father and they had an office on Vanderburg Road. As the business grew they moved their offices to Old Bridge. Presently they have 185 employees. They are a HVAC service company. As the business grew they realized they needed to get more space. Since Mr. Ross grew up and lives in Marlboro, he wanted to have his business in Marlboro. The new building will be office space and warehouse space. There are no repairs on site. The hours are 7:30-8:00pm for technicians and 7:30-4:00 for office staff. There are 75 on site staff and technicians will come in get their equipment and leave the area. Most technicians with vans take the van home with them. There is no outdoor storage on site. Box trucks are parked overnight on property. There looking to have 136 parking spots with the ability to go to 200 as they grow. They will have bay doors for loading equipment. A tractor trailer comes in once a week for deliveries. Recycles and refuse will be removed once a week, no hazardous equipment or products are stored on site. Mr. Ross is happy to add sidewalks if requested.

Ryan Mcdermott, Engineer was sworn in. Presented an aerial map of the site dated 8-9-22 marked as A-32 and site plan rendering marked as A-33. The property is in the LC Zone near Texas, Tylers and Falson Lane. The property is 9.4 acres. Presently there is a single family dwelling and the area is wooded and undeveloped. The warehouse would be 39,000 square feet and the balance of the square footage would be office space for a total of 46, 500 square feet. 23 % of the site will be left in its natural state. 2 driveways will be added with 202 spaces. 136 spaces in the first phase and 66 in phase 2 as they grow. There will be 9 electric car charging stations. There will be 20 foot wide aisles and 60 foot wide aisles for trucks. There are 4 overhead doors with a 10 x 20 trash enclosure and a 40x 50 bulk trash enclosure. There will be minimum light spillage with poles and mounted fixtures. Landscaping will consist of 319 various plants and shrubs. Stormwater is handled with three above and one underground system. The site has a septic system but all other utilities are public and are available. The LOI has been obtained. There is one monument sign planned. Will comply with all technical comments with the exception of A-10 and will comply with all Fire Bureau comments. All required outside approvals will be applied for. The project was reviewed by the Environmental Committee and they endorsed the project.

Mike Testa, Architect was sworn in. A-34 Colored renderings of the

site dated 8-9-22 and A-35 Colored Renderings Warehouse dated 8-9-22 was viewed. The building is a square shape totaling 54,000 square feet. The building will be concrete, have 2 floors, an entrance with a canopy, an elevator, 4 loading bays a recessed truck docks. The building will be 37 feet high. All mechanicals will be on the roof and there are interior heaters in the loading areas. The building has a good aesthetic.

Justin Taylor, Traffic Engineer was sworn in. Traffic counts were done in April 2022. The application will have a minor increase to traffic in the area. During the AM peak hours there will be 114 entering trips and 42 exiting trips. The PM peak will be the same. Driveway access points are sufficient and they will adhere to all points in the traffic report

Christine Nazzaro-Cofone, Planner was sworn in. This site is in the LC zone, the site is irregular in shape and is suitable to the area due to similar sites. The site has sufficient space for this application has a building that will have curb appeal. The stormwater will be in front of the building. The Township Master Plan calls for the encouragement of tax producing units. The positive criteria, is this a suitable use of the land, an important use to the community and will be a tax producing unit. While the building and lot coverage will need a variance, it is still an appropriate use of the land. There are no negative criteria to the community and the LC District.

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 Use Variance was offered by Chairman Shapiro and 2nd by Mr. Mankes.

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

Z.B. 22-6786 142 Amboy Road-Public Hearing seeking a Bi-Furcated Use Variance approval to construct a self-storage/flex warehouse facility located at 142 Amboy Road, Block 172, Lot 33 within the LC Zone. Due to time constraints this application was carried to October 25, 2022 with no new noticing requirements.

A motion to adjourn at 10:00 p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein