

**MARLBORO TOWNSHIP ZONING BOARD**  
**September 13, 2022**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:33pm

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, MR. SOLON, MR. MANKES, MR. ROYCE AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MS. DIGRANDE, MR. LEVIN AND MR. WEILHEIMER

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of August 9, 2022 be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 4 - 0 in favor.

**Z.B. 22-6788 CCG Real Estate, LLC.**-Public Hearing seeking Bulk Variance to construct a 2 story single family dwelling with driveway access from school road, located at 203 School Road East, Block 364, Lot 23 in the R80 zone. Carried to November 8, 2022 with new noticing provided.

**Z.B. 22-6778 Wooleytown Associates**-Public Hearing seeking Use Variance and Final Major Site Plan approval to construct a two story office building and two flex space buildings with a new driveway and 35 space parking area, located at 4 Wooleytown Road, Block 120, Lot 47 in the C-2 zone. Carried to November 8, 2022 with no new noticing required.

**Z.B 22-6783 Chrapek-** Public Hearing seeking Bulk Variance approval to construct a 2,544 sf 2 story single family home with driveway access from Texas Road located at 194 Texas Road, Block 108 , Lot 7 within the R30/20 zone.

The Board took jurisdiction and entered exhibits A1-A-22

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

Paul J. Fletcher, Engineer/Planner- A-22 Colorized Tax Map was shown. The application is Block 108 Lot 7. The property is 40 feet wide and is presently an empty lot. There are 16 properties within the zone and 8 are similar in size to the proposed home. They are looking to construct a 30 x 45 2 story dwelling with garage in the R-30 zone. Variances are required for minimum depth, width, side yard setbacks and lot coverage. The proposed home is consistent with the homes in the neighborhood.

They could widen the driveway to 18 feet if the Board prefers. A discharge system can be designed if required. There will be no basement and 3 trees will be removed. They will address all comments in the Technical review.

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 2<sup>nd</sup> by Mr. Mankes.

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

**Z.B.22-6781 Crusal, LLC.**-Public Hearing seeking Preliminary and Final Site Plan and Use Variance to construct a 1000sf commercial building and a 2300 sf addition to a single family home located at 32 Tennent Road, Block 121, Lot 2.01 within the C-2 Zone.

The Board took jurisdiction and entered exhibits A1-A-22

Salvatore Alfieri represented the applicant- presently on the site there is a non-confirming home with an office building.

John Plosanka-Engineer, presented A-21 a Colored Aerial and A-22 Colored Site Plan. This applicant is proposing a 2300 square foot addition to the home and a 1000 square foot addition to the office. Presently the home is 100 square feet and the office is 2400 square foot home. The property is in the C-2 zone. The applicant runs a Pilates/yoga business in the office building and a cleaning service has an office in the building as well. The traffic for this site is low intensity. This application will need a D-1 Variance because the lot is both commercial and Residential. All the present variances are due to a preexisting condition. Landscaping will be added to the property and be installed to separate the two buildings. A new driveway will be added, there will be no new signage, lighting will be added and line stripping will also be added. An electronic charging spot and a 2<sup>nd</sup> handicap spot will be added. The hours of the business will stay the same 8am-9pm. All fire requirements will be adhered to and all recommendations will be used as per the UCC Building Code demands. They will add a Knox Box. There will be no detriment to the community if approved.

After discussion, this application will be carried to October 25, 2022.

**Z.B. 21-6764 Mary Ida Gueyikian**- Memorialization granting Bulk Variance releif to construct a proposed dwelling, located at 107 School Road East, Block 357, Lot 1 within the R60 Zone.

Motion to approve was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Mankes.

Approved by: Mr. Mankes, Mr. Royce, Mr. Powers, Mr. Solon and Chairman Shapiro

**Z.B. 22-6789 Artic Air**- Memorialization granting 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.

Motion to approve was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Mankes.

Approved by: Mr. Mankes, Mr. Royce, Mr. Powers, and Chairman Shapiro

A motion to adjourn at 8:30pm p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein