

MARLBORO TOWNSHIP ZONING BOARD
October 11, 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, MR. MANKES, MR. ROYCE, Mr. WEILHEIMER, MR. VIRDI AND CHAIRMAN SHAPIRO

ABSENT: MS. DIGRANDE, MR. LEVIN AND ALON SOLON

PROFESSIONALS PRESENT: BRUCE KLEIN, LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of September 13, 2022 be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 4 - 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 December 13, 2022 with no new noticing required.

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, and Lot 33 within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A-28

Board Member Weilheimer has recused himself from this application.

Salvatore Alfieri represents the applicant. This is a bifurcated application of an application that the Board had denied. If this application is approved they will appear before the Board with site plans.

Steve Cattani-Engineer, the site is on Amboy Road North of Tennent Road South of Texas Road, off of a paper street named Mill Road. If approved they will make improvements to Mill Road. The site will have a 130,000 square foot flex building and a 102,000 square foot storage facility. The buildings will be less than 35 feet in height. There will be full circulation around the building that are 25 feet wide and a 50 foot wide drive aisle to accommodate box trucks. The Self-Storage building will be fenced in. There are wetlands on the property and if approved a LOI will be filed. There are no streams on the property. No tractor trailers will be permitted on the site. The hours will be 6 am-10pm. After 10pm no one will be able to access either buildings. There will be no outdoor storage, no boat storage and no hazardous materials on site.

After discussion and various questions the application will be continued on November 8, 2022, with no new noticing required.

Z.B.22-6782 Amy & Christopher McClure-Public Hearing seeking a Bulk Variance to maintain a 452 square foot aboveground pool attached to an existing wooden deck located at 17 Colts Run, Block 408, and Lot 15 within the PAC zone.

Board Member Weilheimer returned.

The Board took jurisdiction and entered exhibits A1-A-18

Salvatore Alfieri represented the applicant.

Mr. Chris McClure homeowner was sworn in. The applicant moved into the home in 2009. When the pool was installed he applied for all required permits. The deck is 18 feet and is too close to the above ground pool. The deck was there when they bought the home. Upon Township inspection the issue with the deck and pool was observed. At the time Mr. McClure did not have pool compliant fences. At this time those fences have been installed. The pool surrounds the pool so there is no direct access to the pool from the deck.

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. Viridi, Mr. Powers, Mr. Royce
Mr. Weilheimer and Chairman Shapiro.

Z.B. 22-6784 Linda Cruz 20 Wicker Place-Public Hearing seeking a Bulk Variance to construct a 2, 388 square foot 2 story single family dwelling, located at 20 Wicker Place, Block 108, and Lot 15 within the R-30/20 zone.

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

Salvatore Alfieri represented the applicant, the applicant is looking to construct a 2 story home on the site.

Mark Remo-Engineer was sworn in. The applicant is Block 108 Lot 15, it is located on the south side of Wicker Place. The lot is undersized and is 40 feet x 150 feet. It is a 1.4 acre parcel that is undeveloped at this time. The land is surrounded by single family homes. The proposal is to construct a 2338 square foot home with a one car garage. The roof drains will be connected to the existing sewers. The home will be serviced by public utilities. They will try to preserve as many trees as possible and will plant a shade tree. The home will enhance the community, there will be no detrimental consequences to the area. The driveway will be 14 feet wide and 45 feet long to accommodate two cars. There will be no basement. They will comply with all technical comments.

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. Viridi, Mr. Royce
Mr. Weilheimer and Chairman Shapiro.

Deny-Mr. Powers.

Z.B 22-6783 Chrapek- Memorialization granting a 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.

Motion to approve was offered by Chairman Shapiro 2nd 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