

MARLBORO TOWNSHIP ZONING BOARD
December 13, 2022

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

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. SALON, Mr. WEILHEIMER, MR. ROYCE, MR. MANKES AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. LEVIN,

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of November 8, 2022, be adopted. This was seconded by Board Member DiGrande, 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 a date to be determined at the January 10, 2023 meeting.

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. To be carried to be determined at the January 10, 2023 meeting

Z.B. 22-6788 CCG Real Estate, LLC-Public Hearing seeking a Bulk Variance to construct a 2 story single family dwelling with a two car garage, covered porch and deck, located at 203 School Road East, Block 364, Lot 23 within the R80 zone.

The Board took jurisdiction and entered exhibits A1-A-21

David Shafkowitz, Attorney appeared on behalf of the applicant. The applicant is looking to build a home at 203 School Road within the R/80 zone. This is a non-confirming lot. The original home on the site burned down and a concrete slab is what remains. The site has some DEP concerns and the foundation will be removed.

Patrick Ward, Engineer and Planner. Exhibit A-21 was entered as Proposed Development Exhibit dated 12/13/22. The subject property is undersized in frontage, width, area and depth. The property has DEP constraints, such as wetlands, streams and a flood plain. The applicants Engineer had a meeting with the DEP to go over all concerns on the property, and they are aware that all permits will be needed before any building can occur. The applicant is proposing a two story home with no attic or basement. The present foundation will be removed. The home will have a 2 car garage and be able to accommodate 6 cars. The home is 5 bedrooms. The property will have a new septic system installed. All comments in the Engineer review will be addressed. Requested trees will be provided. The use of this lot and block will offer no detriment to the community. The home will enhance the community and fit well into the aesthetic of the area.

Open Public Forum opened.
No one from the public was here to speak
Open Public Forum closed.

A motion to approve the bulk variance application was offered by Chairman Shapiro 2nd by Mr. Mankes.

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

Z.B. 22-6792 Avet Brothers, LLC- Public Hearing seeking Bulk Variance to construct a single family dwelling with driveway, patio and retaining wall, located at 18 Martha Place Block 107 Lot 16 within the R30/20 zone.

The Board took jurisdiction and entered exhibits A1-A-21.

Board member Weilheimer has been recused from the application.

Dante Alfieri appeared on behalf of the applicant. This application is to construct a two story home on Martha Place. Buy and sell letters were sent and entered in as A-19. There was one response as no and one, no response at all.

John Ploskonka, Engineer, The applicant is looking to construct a home in the R 20/30 Zone. The home will have a driveway and connect to public water and sewer. This will be a 4 bedroom home, no basement and a one car garage with the ability to park two other cars on the driveway. The applicant will have sidewalks and curbing. The area is undeveloped and they have a clearing permit.

Mr. Higgins, Planner. The property has an inherent hardship since the site is undersized. All variances created are due to the undersize lot. The benefits of the home outweigh any detriments to the area. The home will enhance the community and the Architecture will fit in well with the surrounding homes.

Open Public Forum opened.
No one from the public was here to speak
Open Public Forum closed.

A motion to approve the bulk variance application was offered by Chairman Shapiro 2nd by Mr. Mankes.

Approve: Mr. Mankes, Mr. Powers, Ms. DiGrande, Mr. Solon and Chairman Shapiro

Deny: Mr. Royce

Z.B. ZB 22-6798 Mel Corp-Public Hearing seeking Major Site Plan to construct an elevated concrete pad in the rear of the building located at 1 Champion Way, Block 359, Lot 2.01 within the LI zone.

The Board took jurisdiction and entered exhibits A1-A-20.

Dante Alfieri appeared on behalf of applicant.
Applicant is seeking to construct an elevated concrete pad at the rear of the building.

Teal Jeffries-Engineer, The applicant is located at one champion way near Vanderburg Road, Witherspoon way and Clymer Court in the LI zone. Presently there is a 68, 052 square foot warehouse. The concrete pad will have a guard rail will butte up to the back of the warehouse and will be 25 x 29.9 inches. The only access to the pad will be from the inside of the warehouse. The pad will be screened due to the building and existing foliage. Pallets will be stacked no more than 8 feet high. The pad will have no impact on FAR. All comments in the Engineer review will be addressed.

Open Public Forum opened.
Parul Kalolu- 6 Clymer Court- concerns regarding noise and time that trucks go in and out of the property.

Mr. Gonzales 2 Clymer Court-concerns regarding noise and environmental impacts.
Open Public Forum closed.

A motion to approve the bulk variance application was offered by Chairman Shapiro 2nd by Mr. Powers stipulating the times that vehicles can enter the area.

Approve: Mr. Royce, Mr. Powers, Ms. DiGrande, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Deny: Mr. Mankes

Z.B. 22-6791 Vikram Natarajan-Memorialization granting Bulk Variance approval to construct a second garage addition 620 feet in size to the west side of the existing 2 story dwelling located at 313 Sinclair Court Block 193.05 Lot 40 within the R40/30 zone was offered by Chairman Shapiro, 2nd by Ms. DiGrande.

Approve: Ms. DiGrande, Mr. Solon and Chairman

Approve: Ms. DiGrande, Mr. Solon and Chairman Shapiro
Against: Mr. Powers.

Z.B.22-6781 Crusal, LLC.- Memorialization granting a 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 was offered by Chairman Shapiro and 2nd by Saul Mankes.

Approve: Mr. Mankes, Mr. Royce, Ms. DiGrande and Chairman Shapiro.

Resolution 2022-08-2023 Zoning Board Dates.

Motion to approve 2023 dates was offered by Chairman Shapiro, 2nd by Mr. Mankes all approve.

A motion to adjourn at 8:56 p.m. was offered by Chairman Shapiro, Mr. Mankes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein