

MARLBORO TOWNSHIP ZONING BOARD
January 10, 2023
REORGINAZATION

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY RONALD CUCCHIARO, ESQ. at 7:31pm

SALUTE THE FLAG

ATTORNEY RON CUCCHIARO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINS 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.

OATHS OF OFFICE:

Four Year term ending 12/31/2026-Robert Renna
Two Year term ending 12/31/24 Alternate # 1 JoAnn Denton
Two Year term unexpired ending 12/31/24 Alternate # 2 Adele Simon-Ehlin
All new members took their Oaths of Office and signed.

ROLL CALL:

PRESENT: MR. SOLON, MR. VERDI, MR. WEILHEIMER, MR. MANKES, MR. ROYCE, MR. RENNA, MS DENTON, MS. EHLIN AND CHAIRMAN SHAPIRO

ABSENT: NONE

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro, ESQ.

ELECTIONS:

Chairperson- Attorney Ron Cucchiaro called for nominations for Chairman. Mr. Shapiro nominated Matt Weilheimer it was 2nd by Mr. Renna. The motion was denied 4-3

Motion to nominate Mr. Shapiro was offered by Saul Mankes, 2nd by Kevin Royce all approve

Vice Chairman- Chairman Shapiro nominated Matt Weilheimer for

Vice Chairman, it was 2nd by Mr. Mankes, all approve.

Secretary- Chairman Shapiro nominated Mr. Solon as Secretary, it was 2nd by Mr. Mankes ,all approve.

Administrative Officer- Chairman Shapiro nominated Suzanne Rubinstein as Administrative Officer it was 2nd by Mr. Mankes, all approve.

PUBLIC SESSION -

Ira Levin-1 Jackson Way- Mr. Levin was a Zoning Board member for many years and last year was demoted to an alternate and this year not re-appointed. He is concerned that members appointed were appointed due to political favors as opposed to having an interest in serving their community. He discussed past member Ms. DiGrande who served for many years and last year was also demoted to an alternate member and resigned this year because of it. Mr. Levin reminded all new members that they must vote on the merits of the application not because they are being told behind the scenes how to vote, and doing so is a crime. Chairman Shapiro thanked Mr. Levin for all his many years of service to the community and this Board.

Chairman Shapiro moved that the minutes of December 13, 2022 be adopted. This was seconded by Board member Powers, and passed on a roll call vote of 5 - 0 in favor.

RESOLUTIONS:

1-2023- Zoning Board Attorney -Chairman Shapiro made a motion to approve Ron Cucchiaro, Esq. of Weiner Law Group, LLP.as Zoning Board Attorney, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

2-2023- Zoning Board Engineer -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Engineer, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

3-2022- Zoning Board Planner -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Planner, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

4-2021- Zoning Board Traffic Engineer -Chairman Shapiro made a motion to approve CME Associates as Zoning Board Traffic Engineers, 2nd by Mr. Saul, with a roll call of 7-0 to approve

5-2023- Zoning Board Official Newspapers -Chairman Shapiro made a motion to approve Official Newspapers, 2nd by Mr. Viridi, with a roll call of 7-0 to approve.

7-2023-Authorizing contract Conflict Engineer-Chairman Shapiro made a motion to approve ARH Associates as Conflict Engineer, 2nd by Mr. Mankes, with a roll call of 7-0.

Z.B. 22-6788 CCG Real Estate, LLC-Memorialization granting 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 was offered by Chairman Shapiro 2nd by Mr. Mankes.

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

Z.B. ZB 22-6798 Mel Corp-Memorialization granting 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 was offered by Chairman Shapiro 2nd by Mr. Solon.

Approve: Mr. Royce, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Z.B. 22-6792 Avet Brothers, LLC- Memorialization granting 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- carried to our next meeting.

A motion to adjourn at 7:46 p.m. was offered by Chairman Shapiro, seconded by Mr. Mankes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein