

**MARLBORO TOWNSHIP ZONING BOARD**  
**February 14, 2023**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:35 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. MANKES, MR. ROYCE, Mr. WEILHEIMER, MR. RENNER, AND CHAIRMAN SHAPIRO  
MS. EHLIN ARRIVED AT 7:45PM

ABSENT: MR. VIRDI, MS DENTON AND MR. SOLON

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of January 10, 2023, be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 6 - 0 in favor.

**Z.B. 22-6778 Wooleytown Associates, LLC**-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone- The application will be carried to a later date. No date has been decided yet. New noticing will be done.

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

**Z.B. 22-6795 John & Allison Menella-** Public Hearing seeking a Bulk Variance to construct a new deck, patio, and fence within the rear yard, and a new shed and driveway expansion to the rear yard of the side yard of the property located at 28 Maywood Drive, Block 213, Lot 23 within the R30/20 zone.

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

Dante Alfieri appeared on behalf of the applicant. This application is to construct deck, patio, fence, shed and expand the driveway.

Marc Leber, Engineer-was sworn in. The application is for 28 Maywood Drive, it is a 23,713 square foot parcel surrounded by single family dwellings. The home can be accessed from Route 79 and Quincy Drive. Behind the home there are freshwater wetlands. The wetlands were verified by the NJ DEP. Presently the property has a deck that will be removed a new one build and an on grade patio to be built. The patio will be pavers on sand. The small driveway extension will be from a present walkway and a shed will be installed. All NJ DEP permits have been filed for. The variance they are asking for is the new accessory structures will be 100 feet from the top pf the stream bank, and lot coverage for accessory structures. These additions will cause no detriments to the community and will enhance the applicants' ability to use their back yard. There will be no tree removal or grading, the fence is a 6 foot vinyl fence. The property is not in a flood zone and there is no history of flooding on the property.

Workshop was entered for discussion motion by Chairman Shapiro, 2<sup>nd</sup> by Saul Mankes.

Workshop was ended on a motion from Chairman Shapiro and 2<sup>nd</sup> by Saul Mankes.

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

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Weilheimer, Ms. Ehlin and Chairman Shapiro

**Z.B. 22-6797 Alisa and Arthur Krivoruk**-Public Hearing seeking a Use Variance for a Minor Subdivision to divide the property into two new lots. Each lot to be developed with a two story single family dwelling with attached deck and driveway access from Bucks Lane, located at 11 Bucks Lane Block 213.01 Lot 48 within the LI Zone.

The applicant will be carried to April 25, 2023 with no new noticing required.

**Z.B. 22-6801 Deepa Raghavan** -Public hearing seeking Bulk Variance approval to construct an in-ground swimming pool in the rear yard, located at 620 Vale Drive Block 143.08 Lot 18 within the R60/15 Zone.

The Board took jurisdiction and entered exhibits A1-A-19.

Homeowner Deepa Raghavan was sworn on and spoke on behalf of the application. The resident of 620 Vale Drive is looking to build an in-ground pool within 100 feet of the top of the stream bank. Presently there is a swing set that the applicant has agreed to either move or dispose of. There will be no tree removal. Applicant testified that she will with her professionals apply to the DEP of a LOI. The parcel is not in a category 1 water way. A 5 foot aluminum fence will be added and will be pool compliant.

Workshop was entered for discussion motion by Chairman Shapiro, 2<sup>nd</sup> by Matt Weilheimer.

Workshop was ended on a motion from Chairman Shapiro and 2<sup>nd</sup> by Saul Mankes.

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

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Weilheimer, Ms. Ehlin 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 the next meeting.

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

Respectfully submitted,

Suzanne Rubinstein