

MARLBORO TOWNSHIP ZONING BOARD
April 25, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:38 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. ROYCE, MR. RENNER, MR. MANKES, MS. DENTON,
Ms. EHLIN AND VICE CHAIRMAN WEILHEIMER

ABSENT: MR. SOLON, MR. VERDI, and CHAIRMAN SHAPIRO.

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Vice Chairman Weilheimer, moved that the minutes of April 11, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 5 - 0 in favor.

Z.B 23-6806 Ricardo Salgado-Public Hearing seeking a Bulk Variance to construct an addition to the dwelling connecting the dwelling to the garage, located at 130 Beacon Hill Road, Block 153, Lot 77 within the LC zone.

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

Mr. Ricardo Patel and Mr. Patel were sworn in.
Mr. Patel-Architect proposes an addition to the existing house that will attach the garage structure to the main house. They need to receive a variance for side yard setback, principal

building coverage and total lot coverage. The existing home is a 2 story farm style house with a small basement used for storage. The addition will have living space and bedrooms. The home will stay a single family home. There will be a covered patio. The lot is 5 acres. One tree will need to be removed. They have agreed to add dry wells and will comply with all technical comments. The septic system will need to be relocated.

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 Vice Chairman Weilheimer 2nd by Mr. Mankes.

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Weilheimer, Ms. Ehlin and JoAnn Denton.

Z.B. 21-6765 Bin Lin -Public hearing seeking Use Variance approval to construct a two story addition to the existing dwelling with a new deck, located at 98 Tennent Road, Block 120, Lot 43 within the C-2 zone.

The Board took jurisdiction and entered exhibits A1-A19.

Salvatore Alfieri represents the applicant. The applicant appeared before the Board in 2016 and was granted approval to use the pole barn as a storage shed for equipment. Part of the approval states that the family is required to live in the home as long as the pole barn is used for commercial equipment. Presently the home is 1200 square feet and they are looking to add an addition.

Walter Hopkinson-Engineer was sworn in, A-28 was marked into exhibit. The site is off Wooleytown Road and bordered by residential and commercial properties. The property slopes to the rear of the property towards vacant land. The variance required is for side yard setback. The addition is a 2 story addition, with 5 bedrooms and 3 car garage. The addition will be constructed on the existing paved area. They will attach the roof leaders and direct water towards the rear of the property. They agree to approve with all Engineer comments. The 2016 approval will remain in effect. The addition will be used only for family living and no business will be conducted out of the home.

John Taikina-Planner was sworn in. The application is for a non-conforming use. The site is suitable for the addition and the expansion is suitable to the community. The home will be appealing to the community and have no negative effect on the Community.

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

A motion to approve the use variance application was offered by Vice Chairman Weilheimer 2nd by Mr. Mankes.

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Weilheimer, Ms. Ehlin and JoAnn Denton.

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 Board took jurisdiction and entered exhibits A1-A27.

Erica Edwards, Esq. represents the applicant.

Marc Leber, Engineer was sworn in. The applicant is located at 11 Bucks Lane off of Railroad Drive in the LI Zone. The surrounding properties are single family homes and commercial properties, and backs up to the Henry Hudson Trail. The property is a one acre parcel. There are several variances being asked for. All access to the homes will be from Buck Lane, they will have public utilities. A underground tank sweep and pesticide testing has been performed. No tank was found and no pesticides above the allowable levels were found. New plans submitted to show a change in the driveways and position of one home. Each lot will be required to receive variance relief. The property is vacant, and there are no curbs or sidewalks. All debris and demolition must be done before the PLAT is filed or they will have to post bonds. Drywells will be installed, and there will be some removal of trees. The road is narrow, widening should be part of the approval. They comply with all Engineer comments.

Vladimir Kaushansky-Architect, each building will be 2600 square feet including an 800-square foot 2nd floor. Both homes will have a two car garage, patio and stone facades.

Allison Coffone-Planner. This parcel is located in the LI zone and they are looking to add two homes on a one acre parcel. While the site does not fit into the LI zone, they cannot increase the size of the property, due to the location. The road while in a LI zone is not suitable for LI traffic and intensity. This application is a low intensity use. The variances required are side yard setback, lot size, lot frontage, lot width and depth. There is no detriment to the surrounding community.

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

After discussion among Board members and applicant, the applicant will be carried to May 9, 2023 for a vote.

Z.B. 22-6794 Outfront Media- LLC- Continued public hearing seeking an interpretation of the Zoning Officers determination on August 18, 2022 stating no light emitting LED billboards, video billboards, pulsating or animated billboards shall be permitted. If the Board should agree with the Zoning Officer, the Applicant would seek the necessary use variance to replace both faces of the existing billboard located at 1 Route 9 Block 175, Lot 1 within the C-4 Zone.

The Board took jurisdiction and entered exhibits A1-A37.

Lou D'Arminio represented the applicant. They are back to continue testimony regarding the sign.

Mr. Tiago Duarte-Engineer, the size of the diodes will be 20 millimeter. A-38 was submitted to show what a diode is. The lights have shield, so the lights are directed to not cause glare or distraction. The impact of the lights are well within the industry standards. The billboard has a photo cell that will adjust the ambient light from day time to night time. The area has some wetlands, which would make future development a challenge. There is significant buffering around the property. There are security measures that defends against hacking.

John Antwell, representative from Outfront Media will work with the Township on needed PSA and or emergency messaging.

John Mcdonough-Planner, distributed A-39 photos of the area six pages. The pictures shows various pictures of the surrounding area. There is no shopping areas need the existing sign. The site is a commercial corridor and a gateway into the community. The closest resident is 1600 feet away. There is no change to the sign size or height. The DOT has approved this sign. The relief they are requesting is due to LED lights. There is no flashing or blinking of sign, the sign meets all required safety requirements. The site is suitable and offers no detriment to the community.

After discussion the applicant will return to offer more testimony on June 13, 2023.

Z.B. 23-6802 Sebos Properties- Memorialization an Interpretation to confirm or deny that the storage building is a permitted accessory use to the general construction office located at 52 Tennent Road Block 120, Lot 18 within the C-2 zone. Carried to the next meeting.

Z.B. 21-6754 Vision Marlboro, LLC- Memorialization denying a 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. Carried to the next meeting.

A motion to adjourn at 10:30pm, was offered by Vice Chairman Weilheimer. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein