

MARLBORO TOWNSHIP ZONING BOARD

May 9, 2023

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. RENNER, MS. DENTON, MR. WEILHEIMER, MS. SIMON-EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. SALON AND MR. ROYCE.

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

PUBLIC SESSION - Mr. Marcus Caspento, 36 School Road East- questioned how often an applicant can be carried and what happens if an objector is not available on the new date.

Chairman Shapiro, moved that the minutes of April 25, 2023, be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 22-6797 Alisa and Arthur Krivoruk-Continued 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. Carried to May 23, 2023 with no new noticing

Z.B 22-6785 Gordon's Corner Water- Continued Public Hearing seeking Use Variance approval to construct a new 2 million

gallon, 120 foot tall standpipe water storage tank with additional improvements to the site located at 9 Mohawk Drive, Block 362, Lot 4 within the R-80-Carried to July 11, 2023 with no new noticing.

Z.B. 22-6793 Mallboro Dream Development-Continued Public Hearing seeking Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone.- Carried to July 11, 2023 with no new noticing.

Z.B. 23-6804 Rupali Jain-Public Hearing seeking a Use Variance for construction of a 5 bedroom single family dwelling with 3 car attached garage, located at 11 Hobart Street, Block 223, Lot 16 within the C-1 zone.

The Board took jurisdiction and entered exhibits A1-A19.

Dante Alfieri represented the applicant. Is seeking a Use Variance to build a SFD on an undersized lot. Buy and sell letters were prepared and submitted as A-21.

Patrick Ward-Engineer presented A-20 as an Aerial of proposed conditions dated 10-17-22. At this time the site is vacant and is located in the C-1 zone. The surrounding areas has mostly SFD similar to what is proposed. The lot is narrow and deep, there are existing utilities on the properties. There will be a new driveway that will be connected to the driveway on the property next door.

The applicant will be happy to install drywells as needed. There will be no tree removal and the home will be landscaped appropriately.

There is a 2 car garage, not a three car garage that is noted on the plans.

After some discussion regarding the Buy Sell letters having some typo graphical errors and not being sure that all requirements of those letters have been met, the hearing was stopped and will be heard June 13, 2023.

Z.B 23-6806 Ricardo Salgado-Memorialization granting 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 was offered by Chairman Shapiro, 2nd by Mr. Mankes.

All approve-Mr. Mankes, Mr. Renna, Mr. Weilheimer, Ms. Denton and Ms. Simon- Ehlin.

Z.B. 21-6765 Bin Lin -Memorialization granting a 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 was offered by Chairman Shapiro 2nd, by Mr. Mankes.

Approve-Mr. Mankes, Mr. Renna, Mr. Weilheimer, Ms. Denton and Ms. Simon- Ehlin.

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 was offered Chairman Shapiro, 2nd by Mr. Renna.

Approve Mr. Renna, and Chairman Shapiro.

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 8:13pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein