

**MARLBORO TOWNSHIP ZONING BOARD**

**July 11, 2023**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:30 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. WEILHEIMER, MR. ROYCE, MR. RENNER, MS. DENTON, MR. SOLON, MS. ADELE SIMON-EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, AND MR. MANKES.

PROFESSIONALS PRESENT: LAURA NEUMANN, Ron Cucchiaro, and Kevin Chen.

**PUBLIC SESSION -- NO ONE SPOKE**

Chairman Shapiro, moved that the minutes of June 13, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 5 - 0 in favor.

**Z.B. 19-6692 Sunset Park, LLC**-Public Hearing seeking a one year extension of the Preliminary and Final Major Site Plan approval, located at Texas Road, Block 103, Lot 10 within the R-60 zone.

The Board took Jurisdiction and entered exhibits A1 - A 4

Salvatore Alfieri, appeared on behalf of the applicant. This applicant is for an assisted living facility with an affordable housing element. The property has recently been sold to a developer and will start meeting with Township

professionals. Site Plan approval is being proposed to be extended, bulk variance goes with property.

Open Public Forum opened.  
Open Public Forum closed.

Motion to approve the 2 year extension was offered by Chairman Shapiro, 2<sup>nd</sup> by Robert Renna

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Solon, Mr. Weilheimer, and Chairman Shapiro.

**Z.B. 23-6803 Christopher Pizzirusso**-Public Hearing seeking a Bulk Variance to approve increased impervious coverage and accessory structure coverage associated with in-ground pool, cabana and patio located at 165 Dutch Lane Road Block 360.01 Lot 3 within the R-80 zone. Carried to September 12, 2023 with no new noticing required.

**Z.B. 23-6810 Gregory & Erin Gillman**-Public Hearing seeking a Bulk Variance to construct a two story addition to the rear of the existing dwelling, to include a detached 3 car garage and covered porch, located at 11 Park Lane, Block 299 Lot 143 within the R-80 zone.

The Board took jurisdiction and entered exhibits A1-A22

Homeowners, Erin and Greg Gillman was sworn in. The homeowner is looking for approval for an addition and a 3 car garage to the existing home. There are existing non-conforming conditions on the property. The addition is a two story addition. The lot is undersized, and with the addition the property is still under the maximum lot coverage. 2 trees will be removed, no new utilities needed, and will adhere to all technical comments.

Open Public Forum opened.  
Open Public Forum closed.

Motion to approve the Bulk Variance was offered by Chairman Shapiro, 2<sup>nd</sup> by Robert Renna

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Solon, Mr. Weilheimer, and Chairman Shapiro.

**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 Zone.

The Board took jurisdiction and entered exhibits A1-A33

Mr. Peter Licatra appeared on behalf of the applicant.

Matthew Weilheimer has recused himself from this application.

Eric Olsen-COO of Gordons Corner Water was reminded that he was still under oath. The present tank was built in 2003. The tank services 6000 customers in Marlboro, 500 fire hydrants and 60 private fire suppression systems. Presently the tank is 20 years old and has wear and tear that needs to be addressed. The tank needs to be repainted which takes the tank out of service for 2-4 months. A proposed new 2 million water tank will be used as the older tank is refurbished. If the tank is not refurbished or replaced the system can fail. The system failing would be detrimental to the safety and health of the community.

Open Public Forum opened.

Marcus Caspento-36 School Road-has questions regarding connecting to other systems and what other towns have two tanks. Is this tank needed because we are servicing Colts Neck?

Open Public Forum closed.

Rich Padgett-Engineer was reminded he was still under oath. Gordons Corner contracted a third party to inspect the tank and also to inspect alternate tank placement. Alternate placement of the tank would require more tree removal and be built on ground that is sloped and is not part of engineering best practices. Tank in alternate sites, would not offer a landscape buffer. The proposed site has landscaping and a berm planned.

After some more discussion, the Board would like the alternative sites explored and will be carried to September 26, 2023.

**Z.B. 22-6786 142 Amboy Road-** Continued Public Hearing seeking a Bi-Furcated Use Variance approval to construct a self-storage facility located at 142 Amboy Road, Block 172, and Lot 33 within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A38

Matthew Weilheimer recused himself from this application.

Salvatore Alfieri appeared on behalf of the applicant. The original application was for storage and flex space. The applicant has removed all flex space and it is 100% storage. This is a bifurcated application and are seeking use variance approval.

Steve Cattani-Engineer was reminded he is still under oath. The new plan has no flex space, but they have added more storage units and outdoor storage for recreational vehicles. They have added an access road for Township property. The wetlands have been delineated. If approved a full site plan with stormwater plans will be submitted.

Justin Taylor-Traffic Engineer, as this is a self-storage only facility now, the trip generation is much less than the original plan. The decrease is approximately 80% less. If there are any traffic concerns, they can be addressed at site plan if approved.

Christine Nazzaro Cofone-Planner. This location is in the LC zone. The site is suitable because the property is large enough to accommodate the plan, this is proper use of the land, it is set back far from the road, and the site leaves a lot of green space. The traffic is minimum and there are no detriments to the community.

Open Public Forum opened.  
Open Public Forum closed.

Motion to approve the Use Variance was offered by Chairman Shapiro, 2<sup>nd</sup> by Robert Renner

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Solon, Ms. Adele Simon-Ehlin and Chairman Shapiro.

**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.

Mr. Weilheimer has returned to the Board

The Board took jurisdiction and entered exhibits A1-A41

Ms. Donna Jennings appeared before on behalf of the client.

Mike Pucci-Engineer, displayed exhibit A-24 original site plan and A-38 revised site plan. The new plan shows that all facades are uniformed and there is no distinction between the affordable units and market rate units in facades. The plan shows a stream corridor and all units are 70 feet from the stream corridor and there will be a buffer added as well. Prior plan had 8 affordable units the new plan has 10. 8 of the 10 units will have garages. The new plan has 41 units not 43 units. There are now 132 parking spaces and the roadway will be widened to 24 feet.

Robert Larsen-Architect. At this time they are testifying that these will all be rentals. There will be two buildings that will house the affordable units. They will have 5 units each building. There are 2 one bedrooms, 2 3 bedrooms and 6 2 bedrooms. The affordable units have gotten larger in the new plan, all facades are the same and 8 of the 10 will have garages. All buildings will be sprinklered.

Gary Dean-Traffic Engineer. Applicant will widen road, the radius to Texas Road will be increased, and the new plan meets all RSI standards. The roads are wide enough to accommodate emergency vehicles. The homes without garages will not have assigned spaces. The peak hour will have 12 trips.

Andrew Jennings-Licensed Planner. A-44 was exhibited and explained. This property is in the R-60 zone, a variance for density will be needed. The area is near the scattered sites. The new plans fit well into the community. There is proper parking on the site. This development promotes multi-generational housing. The area has available utilities. The development as per Mr. Jennings fits into the Township Master Plan. This development is a lower density development than others in the area. There are no detriments to the community.

Open Public Forum opened.

Ron Hyser-34 Ryers Lane-Traffic concerns, width of road.

Barbara Pent 355 Texas Road- width of road, and will they be taking property from residents.

Open Public Forum closed.

After further discussion the applicant will come back with the Planner at the September 12, 2023 meeting.

**Z.B. 19-6697 Northeastern**-Memorialization granting a one year extension of the Preliminary and Final Site Plan approval granted December 8, 2020 to construct a car wash building located at Route 79 and School Road West, Block 351, Lot 2 & 3 within the C-2 zone was offered by Chairman Shapiro, 2<sup>nd</sup> by Robert Renna.

Approve: Ms. Denton, Mr. Weilheimer, Mr. Renna, and Chairman Shapiro.

**Z.B. 23-6807 Travis Lamberson**-Memorialization granting a Bulk Variance to expand the existing deck and to construct a roof above the deck, located at 64 Brown Road, Block 170, Lot 49 within the LC zone was offered by Chairman Shapiro and seconded by Robert Renna.

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

**Z.B. 23-6808 Litman**-Memorialization granting a Bulk Variance approval to construct a one story addition including a front porch cover, and an enlarged rear deck located at 3 Nelson Street Block, 134 Lot 20 within the R30/20 zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Robert Renna.

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

**Z.B. 23-6809 Badalov**- Memorialization granting a Bulk Variance to install an in-ground pool with concrete patio located at 15 Bennett Court, block 331 lot 62.07 within the R-20 zone was offered by Chairman Shapiro, 2<sup>nd</sup> by Robert Renna.

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

A motion to adjourn at 11:13pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

