

MARLBORO TOWNSHIP ZONING BOARD
October 24, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:32 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, MS. DENTON MR. RENNER, MR. MANKES, MS. ADELE SIMON-EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. SOLON, AND MR. VIRDI.

PROFESSIONALS PRESENT: JORDON RIZZO, AND RON CUCCHIARO.

PUBLIC SESSION -- NO ONE SPOKE

Chairman Shapiro, moved that the minutes of September 26, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 7 - 0 in favor.

Z.B. 22-6794 Outfront Media, LLC- Continued public hearing seeking a use variance to replace both faces of the existing billboard located at 1 Route 9 block 175, lot 1 within the C-4 Zone. Carried to December 12, 2023

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 December 12, 2023.

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 the New Year.

Z.B. 23-6822 Suncrest Builders, LLC-Public Hearing seeking a Bulk Variance to construct a two story dwelling on the lot accessed from Bartram road via an easement located at Bartram Road, Block 268, Lot 51 within the R-20 zone. Carried, date to be determined once the 2024 calendar has been approved. New noticing is required.

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, date to be determined once the 2024 calendar has been approved. New noticing is required.

Z.B. 23-6824 Michelle Powers Feldman-Public Hearing seeking a Bulk Variance to construct an addition to the SFD located at 10 Pecan Valley Drive, Block 415, Lot 21.08 within the C-5 zone.

The Board took Jurisdiction and entered exhibits A1- A-19

Michelle Powers Feldman, homeowner was sworn in. The applicant is looking to add an addition to her existing SFD to accommodate her parents moving in. The addition will have one bedroom and one bathroom. Presently there is a deck with pavers that will be partially removed. They have taken trees down with a permit to accommodate the addition. The home will be a 5 bedroom home and there is sufficient parking. They will not be putting up a shed. The same utilities will be used, and the addition will be consistent with the look of the present home. The home will have one set of utilities and one address. They will need to submit an updated survey to show the present patio.

Open Public Forum opened.

No one wished to speak

Open Public Forum closed.

Motion to approve was offered by Chairman Shapiro, 2nd by Saul Mankes

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

Z.B. 23-6820 Narendra Garg-Public Hearing seeking a Bulk Variance to construct an addition to the existing two-story dwelling which includes an 18 x 20 foot sunroom, located at 10 Albermarle Drive, Block 214.03, Lot 63 within the SCPR zone

The Board took Jurisdiction and entered exhibits A1- A-24

Mr. Garg homeowner and Bryan Adams contractor was sworn in. The applicant is looking to add a sunroom to the left side of the home. No trees will be removed. The look of the sunroom will be consistent with the present home. 2 variances will be needed to accommodate the sunroom.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve was offered by Chairman Shapiro, 2nd by Saul Mankes.

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

Z.B. 23-6318 Caliskan- Memorialization granting Bulk Variance approval to construct a 2nd floor addition to existing dwelling located at 196 Greenwood Avenue block 104 lot 2 in the R30/20 zone was offered by Chairman Shapiro 2nd by Robert Renna.

Approve, Saul Mankes, JoAnn Denton, Robert Renna, Matthew Weilheimer, and Chairman Shapiro.

Z.B. 23-6818 Andriy Beltman-Memorialization granting Bulk Variance approval for the construction of an attached garage and second floor addition, located at 183 Route 79, block 206, lot 29 within the LC zone was offered by Chairman Shapiro 2nd by Robert Renna.

Approve, Saul Mankes, JoAnn Denton, Robert Renna, Matthew Weilheimer, and Chairman Shapiro

Z.B. 23-6819 David & Janice Yim-Memorialization granting Bulk Variance approval to rebuild a two story dwelling with attached garage and asphalt driveway located at 3 Hillside Terrace block

171 lot 66 in the LC zone was offered by Chairman Shapiro 2nd by Robert Renna.

Approve, Saul Mankes, JoAnn Denton, Robert Renna, Matthew Weilheimer, Saul Mankes and Chairman Shapiro

A motion to adjourn at 8:02pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein