

**MARLBORO TOWNSHIP ZONING BOARD**  
**December 12, 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. WEILHEIMER, MR. ROYCE, MR. RENNER, MR. MANKES, MR. SOLON, MR. VIRDI AND CHAIRMAN SHAPIRO

ABSENT: MS. DENTON AND ADELE SIMON-EHLIN

PROFESSIONALS PRESENT: LAURA NEUMANN, AND RON CUCCHIARO.

**PUBLIC SESSION** -- NO ONE SPOKE

Chairman Shapiro, moved that the minutes of October 24, 2023, be adopted. This was seconded by Board Member Mankes , and passed on a roll call vote of 7 - 0 in favor.

**Z.B. 23-6816 Siddharth Patel**-Public Hearing seeking a Bulk Variance to construct a 90' x 45' sports court in the rear yard located at 315 Sinclair Court, Block193.05 Lot 39 within the R-40/30 zone. Carried to a date in 2024, new noticing will be required.

**Z.B 21-6758 Tahir Mohammad**-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone. Will be carried to a new date in 2024. New noticing will be done

**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. Will be carried to a date in 2024, new noticing will be done.

**Z.B. 22-6794 Outfront Media, LLC**- Vote only for approval of 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. It was confirmed by Board Attorney that all in attendance can vote on the application.  
Motion to approve ZB 22-6794 was offered by Chairman Shapiro and 2<sup>nd</sup> by Saul Mankes.  
Approve: Saul Mankes, Kevin Royce, Kamal Viridi, Alon Salon, Matthew Weilheimer and Chairman Shapiro  
Deny: Robert Renna

**Z.B 22-6785 Gordon's Corner Water**- Vote only for approval of 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. Matthew Weilheimer has recused himself from the vote. It was confirmed by Board Attorney that all in attendance can vote on the application.  
Motion to approve ZB 22-6785 was offered by Chairman Shapiro and 2<sup>nd</sup> by Saul Mankes.  
Approve: Saul Mankes, Kevin Royce, Kamal Viridi, Alon Salon, Robert Renna and Chairman Shapiro

**Z.B. 19-6692B Sunset Park**-Public Hearing seeking a one year extension of the Preliminary and Final Major Site Plan, located at Texas Road, block 103, lot 10 within the R60-zone.

The Board took Jurisdiction and entered exhibits A1- A-3

Salvatore Alfieri appears on behalf of the client. The applicant is here to receive the 3<sup>rd</sup> and final extension for the applicant. The applicant is processing all needed outside agency permits. The applicant is also in the process of applying for their water service.

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

Motion to approve was offered by Chairman Shapiro, 2<sup>nd</sup> by Saul Mankes

Approve: Saul Mankes, Matthew Weilheimer Kevin Royce, Kamal Virdi, Alon Salon, Robert Renna and Chairman Shapiro

**Z.B.21-6752A Jewish Russian Center**-Public Hearing seeking an Amended Preliminary and Final Major Site Plan and Use Variance approval to increase the building addition previously approved, located at 176 Route 79, block 207, lot 10 within the LC zone.

The Board took Jurisdiction and entered exhibits A1- A-23

Kenneth Pape appeared on behalf of the applicant. This applicant appeared before the for Site Plan approval in 2021. They are before the board to slightly amend the approved plans. The applicant is a house of worship and needs to amend the plans to accommodate a 300 square foot difference for the mikvah. The approved mikvah was not approved by the Rabbinical Association. Loreli Totten-Engineer, prepared exhibit A-24 which shows the 300 square foot area added to the plans. This addition does not change or impact the original approvals.

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

Motion to approve was offered by Chairman Shapiro, 2<sup>nd</sup> by Saul Mankes.

Approve: Saul Mankes, Matthew Weilheimer Kevin Royce, Kamal Virdi, Alon Salon, Robert Renna and Chairman Shapiro

**Z.B. 23-6821 V Arc Builders, LLC**-Public Hearing seeking a Bifurcated Use Variance to construct a self-storage facility located at 446 Route 79, block 132 lot 9 within the CS zone.

The Board took Jurisdiction and entered exhibits A1- A-23

Salvatore Alfieri appeared on behalf of the applicant. The applicant is appearing before the Board for a Bifurcated Use Variance. This application is for a self-storage facility.

Joshua Wiray-Engineer, the property in question is on Route 79 as shown on exhibit A-24 titled Aerial Map Exhibit. The property is partially developed with a one story building that is presently being used as a landscaping business. There are

wetlands on the property and the buildable area on the property is 5.21 acres. A-25 was submitted and labeled Site Plan Rendering. The applicant is proposing a 2 story building with a basement. There will be a 25 foot circulation driveway and 12 parking spaces. There will be one handicap accessible spot and one EV charging station. If approved NJDEP will need to locate the wetlands. There will be no building on wetlands and will comply with all NJDEP and Township stormwater regulations.

Kevin Bulger-Operational Consultant, A-22 was shown. The applicant is looking to make a 2 story self-storage facility with a basement. All the units will be internal units. There will be no outdoor storage. There will be loading areas. The property will be built with a rustic look. The roof line is 26 feet. There will be a rental office. Security will be state of the art. Closed circuit TV with a security gate for unit owners to use with a code. 86% of the units are mid-size or small. The hours of operation is 6am to 9pm.

Kevin Savage-Traffic Engineer, a traffic study was done that shows during peak hours there will be 20-30 trips. This levels falls below the industry standard of what is considered a heavy use. This is considered a low intensity generator. Uses in the zone would generate much more of a traffic impact than the application being presented. There will be no tractor trailers allowed on the property. The largest vehicle would be a box truck. There have been no studies or reports regarding Emergency Vehicles access. A NJ DOT Access Permit would be required.

Christine Nazzaro-Cofone-Planner, the application being proposed in the CS Zone is not a permitted use. This application would require a D-1 and D-4 Variance. The expert believes the site is suitable for the applicant due to its size and shape. The permitted uses on this property would generate more traffic than what is proposed. The architecture will blend well into the community. The positive criteria outweighs any negative criteria.

Open Public Forum opened.

Dennis Hodak 5 Storer Court, has concerns regarding wildlife, traffic, wetlands and drainage.

Open Public Forum closed.

Motion to approve was offered by Chairman Shapiro, 2<sup>nd</sup> by Saul Mankes.

Approve: Kevin Royce, Robert Renna, Alon Salon and Chairman Shapiro

Deny: Saul Mankes, Kamal Viridi and Matthew Weilheimer.

The motion does not pass.

**Z.B. 23-6824 Michelle Powers Feldman-** Memorialization granting 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.

Motion to approve: Chairman Shapiro 2<sup>nd</sup> Saul Mankes.

Approve: Saul Mankes, Kevin Royce, Robert Renna, Mr. Weilheimer and Chairman Shapiro.

**Z.B. 23-6820 Narendra Garg--** Memorialization granting 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.

Motion to approve: Chairman Shapiro 2<sup>nd</sup> Saul Mankes.

Approve: Saul Mankes, Kevin Royce, Robert Renna, Mr. Weilheimer and Chairman Shapiro.

A motion to adjourn at 9:02pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein