

MARLBORO TOWNSHIP ZONING BOARD
April 30, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN Shapiro at 7:30pm.

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. LEVIN, MR. RENNA, MS. ACKERMAN,
MR. MANKES, MS TYAGI AND CHAIRMAN SHAPIRO.

ABSENT: MR. SOLON AND MS. DENTON

PROFESSIONALS PRESENT Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of April 9, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 4 - 0 in favor, one abstention

Z.B. 23-6831 Sebos Properties-Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, with a 2nd floor addition and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone. Carried to the July 9, 2024 meeting with no new noticing required.

Z.B.23-6822 Suncrest Builders- Continued Public Hearing to approve a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone. Application will be carried to June 11, 2024 with no new noticing required.

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. Carried to July 9, 2024 with no new noticing required.

V Arc-vs Marlboro Township-Settlement agreement vote. The Board on a motion by Chairman Shapiro and 2nd by Robert Renna will agree to have V Arc Builders present their application to the Board again for review with a vote of 7-0

RESOLUTIONS:

Z.B. 24-6835 Hariharan Murthy-Memorialization granting a Bulk Variance approval to construct a 1 story addition to the existing garage for home offices and covered patio located at 203 Conover Road Block, 160.01, lot 4.01 within the LC zone was offered by Chairman Shapiro and 2nd by Ira Levin.

Approve: Ira Levin, Kevin Royce, Robert Renna, and Sharon Ackerman.

Z.B. 23-6834 Paul and Margret Steinberg-Memorialization granting Bulk Variance approval to construct a 6-foot x 6-foot timber pergola in the front yard to be attached to existing dwelling and an in-ground swimming pool with hot tub in the rear yard, located at 31 Gary Drive Block, 299, lot 54 within the FRD zone carried to the next meeting was offered by Chairman Shapiro and 2nd by Saul Mankes.

Approve-Saul Mankes, Kevin Royce, Robert Renna, Neeta Tyagi, Ira Levin and Chairman Shapiro.

Z.B 23-6803 Pizzirusso-Memorialization granting a Bulk Variance Approval to permit an increased impervious coverage and accessory structure coverage associated with in-ground pool, cabana and covered patio located at 165 Dutch Lane Road block 360.01, lot 3 located within the R-80 zone was offered by Chairman Shapiro.

Approve-Kevin Royce, Robert Renna, Ira Levin and Sharon Ackerman.

A motion to adjourn at 7:38 p.m. was offered by Vice Chairman Levin. One vote was cast.

Respectfully submitted,
Suzanne Rubinstein

