

MARLBORO TOWNSHIP ZONING BOARD
September 10, 2024

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

SALUTE THE FLAG

VICE CHAIRMAN SALON 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. SALON, MR. RENNA, MS DENTON,
MR.MCGRAW, MS. ACKERMAN AND MS. TYAGI.

ABSENT: SAUL MANKES AND CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT Jordan Rizzo, Engineer, Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Vice Chairman Salon moved that the minutes of August 13, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 23-6823 Fathi & Hanan Boktor- Continued Public Hearing to approve Bulk Variance to legalize existing two (2) backyard gazebos over an existing concrete patio in the rear yard of their property located at 49 Cannonade Drive. Block 404 lot 27 within the PAC zone. Application has been withdrawn, and the applicants will need to have the structures removed.

Z.B.24-6846 Dimple & Pushpendra Khaira-Public Hearing requesting a Bulk Variance to construct an addition to the existing dwelling with a second floor, covered front porch, rear deck and detached garage located at 315 Route 79 block 169, lot 13 within

the LC zone. Carried to November 12th with new noticing required.

Z.B. 23-6831 Sebos Properties-Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone. Carried to November 12, 2024 with no new noticing.

Z.B.24-6845 Hindu American Temple and Cultural Center-Public Hearing seeking Preliminary and Final Major Site Plan with Use and Bulk Variance approval to construct a 10,903 sf community center to include paver walkways, concrete handicap ramp, pavement striping, and an ADA compliant parking space with 3 underground stormwater basins located at Texas Road and Wooleytown Road block 147, lot 17.01 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A29

Kenneth Pape appeared on behalf of the applicant. The applicant is looking to add a 10,000 square foot building to the campus. In the past the Temple used tents for special events and is looking to have a permanent structure.

Jayesh Patel-Engineer, A-30 Aerial view of campus was submitted. Presently the campus has a worship area, educational building and cafeteria. A-31 was submitted ad Proposed Building. The building is a simple rectangle shape with sidewalks. They will be adding a supplemental drainage system. They can comply with all technical comments in the Engineer Review. The building will not have its own trash area. This will not be a restaurant, there is no food preparation in this building. The temple and new building will not have simultaneous programs to ensure that parking is not an issue. Landscaping, lighting and ADA will all be addressed and added. No new signage on property. The building will comply with all previous approvals.

Nehal Shaveri-Architect- The building is a rectangular one story building to be used for cultural and community events. There is a large gathering room a platform some smaller rooms, 2 bathrooms with to entrance and exits. The building is ADA accessible. A-32 was submitted-Exterior of Building. The building will blend in with the other buildings on the site. The height of the building is 31 feet. The doors will be decorated to mimic the doors of the Temple.

John Rea-Traffic Engineer, there are no physical changes to the

parking lot, circulation system or parking lot material. There will be in change in traffic generation.

Allison Coffin-Planner, site was visited, reviewed reports, spoke to applicant in order to present. The property is in the LC zone. Several bulk variance relief will be needed. There is no detriment to the community and will be an enhancement to the community. The building will not intensify the use of the property.

Open Public Forum-Opened
No one spoke
Open Public Forum Closed.

A motion to approve the Preliminary and Final Major Site Plan with Use and Bulk variance was offered by Vice Chairman Salon 2nd by Mr. Renna

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Ms. Denton, Mr. McGraw, Mr. Salon and Ms. Ackerman

Z.B. 24-6843 J. Haugh Cranes, Inc.-Public Hearing seeking Use Variance approval to utilize existing building as a crane rental service business located at 260 Tennent Road block 172, lot 49 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A19. Dante Alfieri appeared on behalf of the applicant. The applicant is looking for a use variance. The site will not have any changes made. The site is in the LC zone and is presently Tires To Go. The applicant is looking to use it as a crane rental business.

John Haugh-owner. This is a family business that is looking to take over the site. They are a daily crane rental business. The majority of the work is done off site. The site will have three office staff employees and have storage of HVAC units or other metal. There is no hazardous material being stored. They expect approximately 3 deliveries per week of equipment. The sign will be replaced with the company's name. It is very rare that customers come on site. Storage can be up to 14 feet high, but will comply with all OSHA safety requirements. There is no change to lighting, they will not encroach on any wetlands and have stipulated that any oil changes will be done off premises.

Christine Cofone-Planner. They need to have approval for a D-1

variance. The site was visited by the Planner. The property is tucked off the road. There is sufficient space for the proposed use, this use will be less intense than previous business. This is an efficient use of the land, and there is no detriment to the community.

Open Public Forum-Opened

No one spoke

Open Public Forum Closed.

A motion to approve the Use variance was offered by Vice Chairman Salon 2nd by Mr. McGraw

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Ms. Denton, Mr. McGraw, Mr. Salon and Ms. Ackerman

Z.B. 21-6729 405 Route 9, LLC-Memorialization granting a one year extension of the Conditional Use Variance and Preliminary and Final Site Plan Approval to construct two one story retail buildings located at 405 Route 9 block 288 lots 370 & 371 within the C-3 zone was offered by Vice Chairman Salon 2nd by Robert Renna

Approve: Mr. Royce, Mr. Renna, Ms. Denton, Mr. McGraw, and Mr. Salon

Z.B. 22-6793 Mallboro Dream Development- Memorialization denying a 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 next meeting

Z.B. 24-6844 Cezary and Locja Gawel-Memorialization granting a Bulk Variance to relocate and reconstruct a portion of the existing driveway, with additional retaining walls and grading of property, located at 120 Nolan Road block 132 lot 42 within the LC zone was offered by Vice Chairman Salon, 2nd by Robert Renna.

Approve: Mr. Royce, Mr. Renna, Ms. Denton, Mr. McGraw, and Mr. Salon

Z.B. 24-6841 Alex Moshkovych-Memorialization granting Bulk Variance to construct a 6 foot high white vinyl fence to enclose

the front yard located at 2 Bluebird Lane block 412.06 lot 2 within the PAC-II zone was offered by Vice Chairman Salon, 2nd by Robert Renna.

Approve: Mr. Royce, Mr. Renna, Ms. Denton, Mr. McGraw, and Mr. Salon

ZB 23-6821 V Arc Builders-Memorialization granting a Use Variance approval to construct a 99, 440 sf 2 story self-storage building located at 446 Route 79 block 132 lot 9 located within the CS zone was offered by Vice Chairman Salon 2nd by Robert Renna.

Approve: Mr. Royce, Mr. Renna, Ms. Denton, Mr. McGraw, and Mr. Salon

A motion to adjourn at 8:48pm was offered by Vice Chairman Salon And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein