

MARLBORO TOWNSHIP ZONING BOARD
September 24, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:30pm. THE MEETING WAS HELD AT MARLBORO TOWNSHIP RECREATION CENTER.

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. MANKES, MR. RENNA, MS DENTON, MR.MCGRAW, MS. ACKERMAN, MS. TYAGI and CHAIRMAN SHAPIRO.

ABSENT: ALON SALON

PROFESSIONALS PRESENT Laura Neumann, Engineer, Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of September 10, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 6 - 0 in favor.

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.

The Board took jurisdiction and entered exhibits A1-A42

Salvatore Alfieri appears on behalf of the applicant. John Kaplan of 323 Timber Hill Road has objection to the noticing regarding the parking. Attorney for the Township Ron Cucchiaro states the Township has jurisdiction and can have the application heard. Mr. Alfieri expects to have 6 witnesses.

Shri Kotdawala-Engineer, was sworn in. The site is at 449 Tennent Road, it is approximately 5 acres and has a unique shape in the R-8- zone. There is a home on the property and the balance is forested. Laura Neumann pointed out it was forested but the trees were removed without a permit. There is a garage on the property that will be removed. The area of the garage will be made into a grassy area. There are no wetlands on the site. The present house will be removed. The proposed site will have a two story building, the basement will be used for storage only. The site will have a septic system for 270 people. There will be 93 parking spaces, three for vans. There will be adding landscaping for screening and a fence. The parking lot will be illuminated with a back shield to reduce light pollution. A variance is needed due to the shape of the property. The building will have a dome and a spire. There will be an outdoor meeting area, but it will not be used for events. The stormwater plan will be able to reduce the water output by 50%. All required outside agency approvals will be applied for. An enclosed garbage area will be installed, there will be ADA parking stalls and have charging stations. Bollards will be installed as requested, and will comply with all Engineer Technical comments. A-43 Colorized rendering of site was shown

Malathi Ananthakrishnan-Architect was sworn in. A-44 Colorized Rendering of entrance was shown. There is a lobby area with two bathrooms, a congregation hall, two sets of stairs and an elevator. There are no chairs in congregational hall. There will be an occupancy of 270. The building is rectangular with a dome and spire. The front of the building has large windows and there are side and back doors as well. The material will be either stucco or stone in beige. The first floor is ADA compliant and there is an elevator to access the 2nd floor. The mezzanine will be an area specific for woman and the first floor is for men only. There is an outdoor patio at grade. The main floor will be 7700 square feet and the mezzanine will be 3500 square feet.

The next meeting will be December 10, 2024 at the Recreation Center.

Z.B. 24-6843 J. Haugh Cranes, Inc.- Memorialization approving 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 was carried to the next meeting.

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 was offered by Craig McGraw 2nd by Saul Mankes.

Approve: Saul Mankes, Kevin Royce, Robert Renna, JoAnn Denton, Craig McGraw and Chairman Shapiro.

A motion to adjourn at 9:48pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein