

MARLBORO TOWNSHIP ZONING BOARD
November 6, 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. RENNA, MS DENTON, MS. ACKERMAN, MR. SOLON, SAUL MANKES, NEETA TYAGI AND CHAIRMAN SHAPIRO.

ABSENT: KEVIN ROYCE AND CRAIG MCGRAW

PROFESSIONALS PRESENT Danny Lopez, Engineer, Ann Marie Rizzuto, Esq.

PUBLIC SESSION-Opened
No one spoke
Public Session Closed

Chairman Shapiro moved that the minutes of October 22, 2024 be adopted. This was seconded by Board member Denton, and passed on a roll call vote of 4 - 0 in favor.

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 2025 date to be announced at Re-organization meeting with new noticing

Z.B.24-6851 Vision Marlboro- Public Hearing seeking approval to construct a storage facility consisting of one 117,600SF three story storage building with a 1200sf office and 32 parking spaces located at Tennent Road block 172 lot 58 & 59 within the

A/LC zone. Carried to a new date in 2025 TBD. New noticing will be done.

Z.B. 24-6852 Franlee Olivares-Public Hearing seeking Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone. Carried to November 12, 2024 with new noticing

The Board took jurisdiction and entered exhibits A1-A19 Center.

The Applicant Franlee Olivares of 12 Gary Drive was sworn in. The applicant is looking to install an in-ground pool with walkway. The rear yard setback prompted the variance relief requirement. The requirement is 20 and 10 is provided. These are existing non conformities. No trees will be removed and stabilization during construction will be established. Any outside agency approvals will be applied for a received. He has agree to comply with all Engineer comments. Shed will be moved 2 feet.

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

A motion to approve the Bulk Variance request was offered by Chairman Shapiro 2nd by Saul Mankes

Approve: Mr. Renna, Ms. Denton, Ms. Tyagi, Mr. Salon, Ms. Ackerman, Mr. Mankes and Chairman Shapiro.

Z.B 24-6846 Dimple and Pushpendra Khaira-Public Hearing seeking a Bulk Variance to construct an addition existing dwelling expansion of first floor and addition of a second floor with a covered front porch, rear deck and a 2 car detached garage located at 315 Route 79 block 169, lot 13 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A24

Dimple Khaira owner was sworn in. The applicant is looking to add an addition of a second floor to the existing house, with an expansion of the first floor. The house is in the LC zone. The lot is an existing undersize lot. There will be no tree removal, will comply with all Engineer comments. The DEP areas will not be disturbed.

Open Public Forum-Opened

Arun Jolly-213 Route 79, concerns, change in footprint, septic system, construction noise and parking and feels the noticing was not done correctly.

Rohit Jolly 313 Route 79, concerns, change in footprint, why is the variance needed, and concerned it will ruin is nice walks.

Open Public Forum Closed.

A motion to approve the Bulk Variance request was offered by Chairman Shapiro 2nd by Saul Mankes

Approve: Mr. Renna, Ms. Denton, Ms. Tyagi, Mr. Salon, Ms. Ackerman, Mr. Mankes and Chairman Shapiro.

Z.B.24-6848 Farah Homestead- Public Hearing seeking Bulk Variance approval to construct a 2000sf detached garage/storage building, with the expansion to the existing stone driveway located at 176 Ryan Road block 392, lot 33 & 34 within the R-25 zone

The Board took jurisdiction and entered exhibits A1-A18

Jared Pape, Attorney appeared on behalf of the applicant. The applicant is located at 176 Ryan Road and is looking to construct a storage/garage shed. It was confirmed that the Board has jurisdiction.

Loreli Totten, Engineer was sworn in. A-19 Aerial View of property, was exhibited to the Board. The block is 392, the lots are 33 and 34. The property is over 6 acres. The property backs to the Topanemus Brook. The property is in a residential area. There is an existing 1000 square foot garage. The applicant is looking to construct a 50 x 40 storage building to house a RV, tractor and leaf blower. They also propose to add 230 square feet of driveway. One tree may need to be removed. Will address any needed stormwater issues during Plot Plan review. There will be no water discharge to any neighbors. Will address all Engineer comments. The garage will be used for storage only. The only utility will be electric.

Peter Farah-176 Ryan Road, homeowner- This property has been in the Township for over 300 years as a farm. He is not farming, he has installed some fruit trees and grows wild flowers. He wants the garage for his RV leaf blower and possible tractor. He would

possibly make the garage smaller if required.

Steve Radosti-Architect, The building will be a wood frame building, with two overhead doors. One door will be large to accommodate the RV, the other door would be smaller. The roof will be gabled. The structure will resemble the home and fit into the property very well. There will be decorative windows as well as regular windows. The roof pitch will be similar to the pitch of the home. The height of the roof will be approximately 19 feet.

Open Public Forum-Opened

Michael Kaplan-11 Landmark Lane-concerns, the property will look like a commercial property, property values will go down, will the structure be used for a business, extensive amount of trees removed with no permit.

Marc Granma- 9 Landmark Lane-has lived in the development since 2003, since the trees were removed illegally there is no buffer and the structure will be in full sight. This is a residential area, not a commercial area.

Steven Russo- 4 Molly Pitcher-the structure will be directly on their fence line, there is no buffer and has never seen an RV on the property.

Kimberly Granma-9 Landmark Lane-concerned about machine noises, concerned about bugs and what they want to grow, concerned the flowers growing will affect her sons health.

Mr.Chen-5 Landmark Lane-concerned if a second house can be built, lives behind the property.
Open Public Forum Closed.

After hearing the concerns of the Board and the Public, the applicant has requested to be carried. The new date will be announced at the re-organization meeting and new noticing will be done.

Z.B. 24-6848 Anil Jain-Memorialization granting Preliminary and Final Major Subdivision and Use Variance approval to adjust the lot lines to create proposed Lots 15.01, 15.02, and 15.03 which will be 0.212 acres, 0.540 acres, and 0.459 acres, respectively. Proposed Lot 15.01 will contain the existing residential improvements from Lot 15 and will include a new driveway and concrete driveway apron to provide direct access to Hobart Street located at 9, 22 & 15 Hobart Street. Block 223, Lots 15,

16 & 17 within the C-1 zone was offered by Chairman Shapiro 2nd by Sharon Ackerman.

Approve Mr. Salon, Ms. Denton, Ms. Ackerman and Chairman Shapiro

Z.B 24-6847 Iryna & Aleksei Pavinich- Memorialization granting Bulk Variance to construct a 2nd floor on the existing dwelling and renovate the first floor and basement, located at 11 Laurel Lane Block 268, Lot 28 located within the R-80 zone was offered by Chairman Shapiro, 2nd by Ms. Denton.

Approve Mr. Renna, Mr. Salon, Ms. Denton, Ms. Ackerman and Chairman Shapiro

Z.B. 24-6853 Ruth Reider- Memorialization granting Bulk Variance to construct a 6 foot high chain link fence along the rear property line located at 70 Edgewood Road block 180, lot 83.55 within the R40/30 zone was offered by Chairman Shapiro and 2nd by Sharon Ackerman.

Approve Mr. Salon, Ms. Denton, Ms. Ackerman and Chairman Shapiro

Z.B.24-6855 414 Texas Road- Memorialization granting Amended Preliminary and Final Site Plan and Use Variance to construct a one story flex warehouse and office located at 414 Texas Road block lot27 within the LC zone will be carried to the next meeting.

A motion to adjourn at 9:16pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein