

MARLBORO TOWNSHIP ZONING BOARD

April 11, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:38 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. ROYCE, MR. RENNER, ALON SOLON, MS. DENTON,
Ms. EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. WEILHEIMER, MR. VERDI, and MR. MANKES.

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Chairman Shapiro, moved that the minutes of March 28, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 5 - 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.
Application carried to June 13, 2023

Z.B. 21-6754 Vision Marlboro, LLC- Continued Public Hearing seeking Use Variance approval to construct a storage facility consisting of three total buildings. 2, two story buildings, 1, one story office building with a new full movement driveway

located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A46.

Peter Klouser, Esq., represents the applicant. This continued application is for a use variance. This applicant has appeared before the Board and after exhaustive investigation has found that the flooding that is presently in the area will not be affected in any way by this application.

Michael Testa-Architect, was sworn in. The application is for a three building development. Two buildings will be identical three story storage unit buildings and one building is a one story management office. The buildings are all climate controlled and ADA compliant. The storage buildings will have storage units of varying sizes. The entrance for the building will be on the first level. The management office will have two offices, a break room and bathrooms. The visuals that were displayed are for Use Variance purposes only. A-47 Floor Plans, A-48 Building Elevations, A-49 Floor Plan elevation Management Office, A-50 Color Renderings of Storage Building, A-51 Color Rendering of Management Office.

Kevin Bulger, Fact Witness. Mr. Bulger is experienced in Self Storage Operations. There will be 8 parking spots for the Management Building, and 36 parking spots around the storage units. There will be no large trucks coming to the facility. Most of the units are smaller units. There is fire protection, electric, lights and all units are climate controlled. This is a self-managed facility. There is some retail sales. There will be 2-3 employees. Office hours are 9:30-6:30pm. Access to the storage units are 6am-10pm. The gate will be secured with fences and there will be closed circuit TV, and they will have contracted security. No hazardous material are allowed not be stored. Customers have key cards to access units.

Frank Miskovich-Traffic Engineer. This application will add minimum traffic trips to this area. They estimated there will be 15-46 trips for this development which is below level that would detrimentally affect the area. The report took traffic counts from the Department of Transportation 2018 reports, they added growth level of 1.25% to 2025. The left turn into the business would cause very little delay to the driver. The excepted trips are Am peak 15 trips PM peak 18-19 and Saturday 26-31. There will be 25 foot drive aisles and 30 foot drive aisles so large emergency vehicles can access the area easily. They can increase

parking if Township requires it. There will not have to do clearing of trees. An electric vehicle charger can be added. No tractor trailers will be allowed on the site.

Christine Cofone-Planner. This site is in the A/LC Zone. The subject use is not permissible in the zone. The site is a 29-20 acre site, and due to the size she believes it is a suitable use for this site. The site has a large natural buffer and is off Tennent Road a few 100feet. This site is suitable due to not needed extreme amounts of parking. To prove that the site is suitable:

G Provides sufficient size, H free flow of traffic, this is a low traffic volume use, M this is an efficient use of the land. There is no substantial detriment to the community. Since this is environmental sensitive property using a smaller part of the land to develop allows the balance to be preserved. This use also enhances the economic goals and environmental goals as listed in the master plan.

Open Public Forum opened.

Harold Zullo-311 Timber Hill Drive: concerns, flooding, environmental issues, downstream impacts, buffer zones and stormwater.

Beth Bilinski-Dillion-221 Tennent Road: concerns, conservation easement questions, trees being taken down, have they done market analysis of other facilities in the area and can she see the data, and commented that she called the other storage unit businesses in the area, and they all have climate control units and have availability.

Abah Sood 5 Lawton Road-believes this would be a benefit to the community

Donna Pardee-213 Tennent Road: Traffic concerns.

Open Public Forum closed.

The Board entered workshop on a motion by the Chairman and 2nd by Mr. Renna.

Board exited workshop on a motion by the Chairman 2nd by Mr. Solon.

A motion to approve application for a Use Variance with the stipulation that no tractor trailers be allowed on the property was offered by Alon Salon, no Board Member 2nd the motion.

A motion to deny the application was made by JoAnn Denton and 2nd by Robert Renna

Vote to Deny: Kevin Royce, Robert Renna, JoAnn Denton, Adele Ehlin and Chairman Shapiro.

Against the denial: Alon Salon.

Z.B. 23-6802 Sebos Properties- Memorialization an Interpretation to confirm or deny that the storage building is a permitted accessory use to the general construction office located at 52 Tennent Road Block 120, Lot 18 within the C-2 zone. Carried to the next meeting

A motion to adjourn at 9:49pm pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

MARLBORO TOWNSHIP ZONING BOARD

June 13, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:30 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, MS. DENTON, AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. SALON, MR. MANKES AND MS. ADELE SIMON EHLIN.

PROFESSIONALS PRESENT: LAURA NEUMANN, AUSTIN MUELLER, ESQ.

PUBLIC SESSION -- NO ONE SPOKE

Chairman Shapiro, moved that the minutes of May 23, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 5 - 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. Has been given an extension to 11/30/23, new noticing will be required when a date is scheduled.

Z.B. 23-6804 Jain- Continued Public Hearing seeking Use Variance approval to construct a 5 bedroom single family home with attached 3 car garage located at 11 Hobart Street, Block 223 Lot 16 within the C-1 zone. Carried to August 8, 2023

Z.B. 19-6697 Northeastern-Public Hearing seeking a one year extension of the Preliminary and Final Site Plan approval granted December 8, 2020 to construct a car wash building located at Route 79 and School Road West, Block 351, Lot 2 & 3 within the C-2 zone.

The Board took Jurisdiction and entered exhibits A1 - A 3

Mr. Kenneth Pape represented the applicant. The applicant is seeking a one year extension of the Preliminary and Final Site Plan dated from today's date. The extension is due to not being able to start the construction of the car wash.

Open Public Forum opened.
Open Public Forum closed.

Motion to approve the 1 year extension was offered by Chairman Shapiro, 2nd by Matt Weilheimer

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Weilheimer and Chairman Shapiro.

Z.B. 23-6807 Travis Lamberson-Public Hearing seeking a Bulk Variance to expand the existing deck and to construct a roof above the deck, located at 64 Brown Road, Block 170, Lot 49 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A20

Mr. Travis Lamberson, homeowner was sworn in. The homeowner is looking to install an additional 10 feet on decking to either side of the existing deck and add an overhang. Variance is needed due to maximum lot coverage. No tree removal will be done, the present roof leaders are piped underground. The deck will not be enclosed, it will be an open air deck.

Open Public Forum opened.
Open Public Forum closed.

Motion to approve the Bulk Variance was offered by Chairman Shapiro, 2nd by Matt Weilheimer

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Weilheimer and Chairman Shapiro.

Z.B. 23-6808 Litman-Public Hearing seeking Bulk Variance approval to construct a one story addition including a front porch cover, and an enlarged rear deck located at 3 Nelson Street Block, 134 Lot 20 within the R30/20 zone.

The Board took jurisdiction and entered exhibits A1-A20

Miriam Litman, homeowner was sworn in. Resident states they are looking to extend the existing porch closer to Nelson Street. The lot is a non-confirming lot to the zone. The accessory structure, deck and shed are below the allowable total coverage. No trees will be removed.

Open Public Forum opened.
Open Public Forum closed.

Motion to approve the Bulk Variance was offered by Chairman Shapiro, 2nd by Matt Weilheimer

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Weilheimer and Chairman Shapiro.

Z.B. 23-6809 Badalov- Pubic Hearing seeking a Bulk Variance to install an in-ground pool with concrete patio located at 15 Bennett Court, block 331 lot 62.07 within the R-20 zone.

The Board took jurisdiction and entered exhibits A1-A22

Farid Badalov, homeowner was sworn in. Resident is looking to install an inground pool with a concrete pad around the pool. The variance is for lot coverage. There will be no tree removal. The home presently has two inlets directed to storm drains in the street. There will be no drainage issues that impact neighbors.

Open Public Forum opened.
Harold Zullo 311 Timber hill Drive-flooding concerns.
Open Public Forum closed.

Motion to approve the Bulk Variance was offered by Chairman Shapiro, 2nd by Matt Weilheimer

Approve: Ms. Denton, Mr. Royce, Mr. Renna, Mr. Weilheimer and Chairman Shapiro.

Z.B. 22-6794 Outfront Media, LLC- Continued public hearing seeking an interpretation of the Zoning Officers determination on August 18, 2022 stating no light emitting LED billboards, video billboards, pulsating or animated billboards shall be permitted. If the Board should agree with the Zoning Officer, the Applicant would seek the necessary use variance to replace both faces of the existing billboard located at 1 Route 9 Block 175, Lot 1 within the C-4 Zone.

The Board took jurisdiction and entered exhibits A1-A39

Attorney Louis D'Arminio represented the applicant. The application before the Board is for a Conditional Use Variance. The applicant is looking to change the present static billboard to a LED billboard.

Justin Taylor-Traffic Engineer was sworn in. Mr. Taylor reviewed the area that was discussed. There were many reports and studies of review how drivers are affected by billboards. Data shows that a two second distraction can cause a vehicle to veer and cause a possible accident. The study shows that it takes .379 of a second to look at a billboard. There is no statistical data or correlation to say that a static or LED billboard causes distraction. Exhibit A-40 was submitted which is a traffic study of the area from the north and southbound areas of route 9. Mr. Taylor received crash data from Marlboro and Old Bridge Township that had 14 accidents within an 18 month period. The 14 crashes equals 1.28 crashes per million traffic miles. The State average is 2.73 per million traffic miles. Mr. Taylor does not feel this billboard would cause any traffic concerns.

Open Public Forum opened.

Harold Zullo 311 Timber hill Drive-night time versus day time stats.

Open Public Forum closed.

No vote was taken, the applicant will be carried for a vote to the August 8, 2023 meeting with no new noticing.

Z.B. 16-6570A Collier Services-Memorialization granting approval to amend the condition of approval to allow the use of the six temporary classrooms for an additional five years located at Pleasant valley Road, Block 153, Lot 38 & 47 within the CF zone was offered by Chairman Shapiro, 2nd by Mr. Renna.

Approve: Ms. Denton, Mr. Renna, and
Chairman Shapiro.

Z.B. 23-6805 DiMarco-Memorialization granting Bulk Variance approval to exceed permitted lot coverage of existing pool and patio located at 14 Rosen Drive Block 268.02, lot 7 within the FRD zone was offered by Chairman Shapiro, 2nd by Mr. Renna.

Approve: Ms. Denton, Mr. Renna, and
Chairman Shapiro.

A motion to adjourn at 8:47pm, was offered by Chairman Shapiro.
One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

MARLBORO TOWNSHIP ZONING BOARD

December 12, 2023

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, Block 193.05 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 2nd by Saul Mankes.
Approve: Saul Mankes, Kevin Royce, Kamal Virdi, 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 2nd by Saul Mankes.
Approve: Saul Mankes, Kevin Royce, Kamal Virdi, 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 3rd 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, 2nd 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, 2nd 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, 2nd by Saul Mankes.

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

Deny: Saul Mankes, Kamal Virdi 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 2nd 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 2nd 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

MARLBORO TOWNSHIP ZONING BOARD
March 26, 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. MENKES, MR. ROYCE, MR. SOLON, MR. LEVIN,
MS. TYAGI, MR. RENNA, MS. DENTON, MS. ACKERMAN AND
CHAIRMAN SHAPIRO

ABSENT: 0

PROFESSIONALS PRESENT: Mr. Jordon Rizzo, P.E., & Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of March 12, 2024 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 7 - 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, was carried to May 28, 2024 with new noticing. ?

Z.B. 23-6834 Paul and Margret Steinberg-Public Hearing seeking 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.

The Board took jurisdiction and entered exhibits A1-26.

Margaret Steinberg-homeowner was sworn in. Ms. Steinberg is applying to install a portico in the front yard and a pool in the back. The family has lived in the home since 1980. The relief required is front yard set back, building coverage and for the pool and patio impervious coverage.

William Voeltz, Engineer/Planner will address all comments in the Engineer review. Added A-27 Goggle Earth pictures of the home taken today and A-28 new plans taking into account comments from Jordan Rizzo, Engineer. A retaining wall be added and there are grading concerns and stream concerns that will be addressed. Rain water will have two inlet drains and will drain into the stream. There are no wetlands on the property.

Open Public Forum opened.

No one spoke

Open Public Forum closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Mankes.

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Mr. Levin and Chairman Shapiro.

RESOLUTIONS:

Z.B. 22-6794 Outfront Media, LLC- Memorialization granting 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 was offered by Chairman Shapiro 2nd by Saul Mankes.

Approve, Mr. Mankes, Mr. Royce, Mr. Solon and Chairman Shapiro.

A resolution to go into executive session was read by Attorney Ron Cucchiaro.

A motion to adjourn at 8:24 p.m. was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,
Suzanne Rubinstein

MARLBORO TOWNSHIP ZONING BOARD

May 28, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN Shapiro at 7:36pm.

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: MS. ACKERMAN, MR. MANKES, MR. SALON, MS DENTON
AND CHAIRMAN SHAPIRO.

ABSENT: MR. ROYCE, MS, TYAGI AND MR. RENNA

PROFESSIONALS PRESENT Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of April 30, 2024 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 4 - 0 in favor.

Election of Vice Chairman-a motion to elect Alon Salon as Vice Chairman was offered by Saul Mankes, 2nd by Chairman Shapiro. All approve.

Z.B. 22-6793 Marlboro Dream Development- Continued Public Hearing seeking 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. Will be carried to August 13, 2024 with no new Noticing.

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 due to Capacity of the Council room, date and place to be determined at a later date. New noticing will be done.

Z.B. 24-6839 Eraldo and Lina Maglara-Public Hearing seeking a Bulk Variance approval to construct 745 sf of improvements consisting of a basement level patio, first floor level paver patio with first floor covered porch and walkways, located at 102 Chardon Drive, block 160, lot 74 within the R-40/30 zone.

The Board took jurisdiction and entered exhibits A1-22.

Kenneth Pape appeared on behalf of the applicants.

Robert Siev-Engineer, the applicant is located at 102 Chardon Court in the R40/30 zone. They are looking to add a basement level patio, first floor level patio, a overhang and paver walkways. The area behind the home faces undeveloped property. They plan to remove the present raised patio. There is an unpermitted basketball court will also need a variance. They will adhere to all technical comments in the Engineer review.

A-23 Aerial plan of surrounding property was presented

A-24 Colorized variance Plan was presented.

Richard Villanoa-Architect, A-25 Rendered Architect Plans and A-26 Elevation Plans were entered. The plan is to eliminate the existing deck, install a covered section which will have an outdoor kitchen and fire place. The stairs will be moved to the side. The patio will be stone. There will be a new roof line.

James Higginson-Planner, the area to be changed will be buffered to the neighbors, the application will require 3 variances. The basketball court has been there for many years and has not caused any issues with the neighbor. The benefits to the neighborhood outweigh any detriment.

Open Public Forum

Gregory Belanger 104 Chardon Court- concerns regarding drainage and run off.

Open Public Forum Closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Mankes.

Approve: Mr. Solon, Ms. Denton, Ms. Ackerman, Mr. Mankes and Chairman Shapiro.

A motion to adjourn at 8:16pm was offered by Chairman Shapiro
And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein