

**TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT
PETITION ON APPEAL**

FILE NO. ZB 95-5727

a) Applicant is the owner of the ^{Cultural Center} property described below.

Items No 1 and 4 check answer (a) or (b)

6. A description of the property and zoning or zoning district proposed to be constructed or altered, is as follows:

Area of Lot 30.95 acres Frontage 283.38 feet (Woolleytown Road)
Front yard setback _____ Rear yard setback _____
Side yard setback _____ and _____
Height of Bldg. _____ No. of stories _____
Other information _____

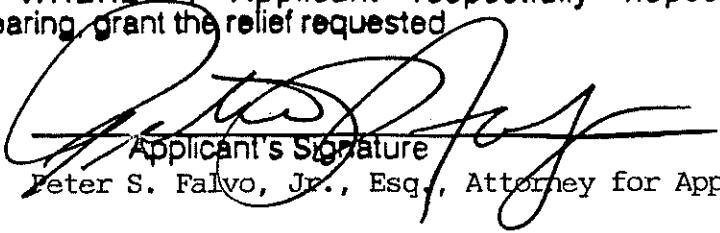
7. Applicant requested that appropriate relief (variance) ~~(recommendation or variance) (special use permit)~~ be granted for the following: SEE ATTACHED SHEET

8. There has been no prior application to this Board for any relief relating to the property affected by this Appeal except:
Institute of Torah and Technology, Inc., which received a use variance 9/4/85, Application #AB85-5295 and ~~none inserted~~ said prior appeal was granted in that the applicant was given permission to utilize the subject premises as a boarding and said prior appeal(s) was (were) disposed of as follows: Yeshiva School.

9. The following is (are) submitted with this petition:
(state all)
a. Filing Fee of \$ 500.00 b. _____
c. _____ d. _____

10. Applicant requests that a day be fixed for the holding of a Public Hearing on this Appeal.

11. Applicant shall, in compliance with statutory requirements, cause the required Notices of the Public Hearing to be served upon all owners of property situated within TWO HUNDRED (200) feet of the above described property affected by this Appeal (if property is located within 22 feet of an adjacent municipality or abuts a county road or proposed county road) upon the Monmouth County Planning Board and Municipality of Marlboro. WHEREOF, Applicant respectfully hopes that your Zoning Board, after Public Hearing, grant the relief requested

Dated: May 11th 1995. 
Applicant's Signature
Peter S. Falvo, Jr., Esq., Attorney for Applicant

7. Applicant requested that appropriate relief (variance) be granted for the following:

Applicant seeks to utilize the existing buildings which it proposes to renovate over a period of time as and for a Hindu place of worship (Hindu Temple). Applicant seeks to take one of the buildings, an existing two story frame building, and renovate that for use as a temple. It would subsequently propose to renovate the two story frame dwelling with the wooden deck to be used for cultural activities and programs and ultimately to renovate the one story frame dwelling with garage and shed for utilization as a residence for the Hindu Priest. The ultimate desire is that given the success of the present program that the applicant will ultimately be in a position in four or five years to construct an entirely new facility on the premises as a Hindu Temple and cultural center together with social hall all in one which would necessitate the demolition of the existing structures. This is the long range plan. The former lot 11 in block 37, which is also a part of the premises, would be left in its natural condition with all of the construction being relegated to the Woolleytown Road portion of the premises. Applicant will also seek a variance as to the number of parking spaces required if what is provided on the site is insufficient. Applicant will also seek such other variances and/or waivers as may be required by the Board upon their review of the application. All renovations will be to the existing structures so that the exterior of the existing structures would appear substantially as they do today, except of course in a renovated condition. The interior of the premises will be renovated as the needs of the community dictated and at this time cannot be made certain. The exact interior plans will be supplied prior to obtaining the building permit.

A2

To: HINDI AMERICAN Temple
& Cultural Center Inc

File No.: ZB 95-5727
Date: _____

Dear Sir,

MARLBORO TOWNSHIP
1979 Township Drive
Marlboro, NJ 07746

Your request for (a building permit to construct or make alterations to)
(permission to use) the premises hereinafter described has been denied for the reasons
set forth below:

1. Property is located at **Block** 147 **Lot** 13

2. Property is located in a LC Zone.

3a. The Zoning Ordinance Area, Yard and Building Requirements are:

Lot Area _____ Frontage _____
Front Yard Setback _____ Side Yard Setback _____
and _____ Rear Yard Setback _____
Land Coverage _____ Other _____

3b. Any previously granted variances for the subject property

4a. Proposed construction involves the following (describe proposed
construction) _____

For Office Use only

4b. Your request involves the following use or change of use

4c. Deviations from Ordinance Requirements due to proposed construction

Lot Area _____ Frontage _____
Front Yard Setback _____ Side Yard Setback _____
and _____ Rear Yard Setback _____
Land Coverage _____ Other _____

5. _____ the Zoning Ordinance does not permit the proposed use in
This Zone

_____ The Zoning Ordinance requires a Conditional Use Permit for
This proposed use

_____ Applicant needs a Hardship Variance

_____ Other

6. Addition Remarks 84-38A Not a permitted use
84-38B Not a permitted
conditional use
Provocthesales

Zoning Officer

To: HINDI AMERICAN Temple
& Cultural Center Inc

File No.: ZB 95-5727

Date: _____

Dear Sir,

MARLBORO TOWNSHIP
1879 Township Drive
Marlboro, NJ 07746

Your request for (a building permit to construct or make alterations to)
(permission to use) the premises hereinafter described has been denied for the reasons
set forth below:

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This proposed use _____

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_____ Other _____

6. Addition Remarks 84-38A Not a permitted use
84-38B Not a permitted
conditional use.

Procces Kealer

Zoning Officer



SCHOOR DE ALMA
Engineers and Design Professionals

Theodore D. Cassera
Stephen P. DePalma
Richard E. Drewes
George G. McCann
Daniel C. McSweeney
Henry J. Ney
Howard M. Schoor

M)MBA-727 -6

TO: MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT

FROM: KEITH B. SMITH, PE, PP, CME *[Signature]*

SUBJECT: ZB-95-5727
HINDU AMERICAN TEMPLE & CULTURAL CENTER INC.
LOT 13, BLOCK 147

DATE: ~~O~~CTOBER 5, 1995

APPLICANT: HINDU AMERICAN TEMPLE & CULTURAL CENTER INC.

LOCATION: The property is located at 27 Wolleytown Road, Marlboro.

ZONE: The property is located in the LC (Land Conservation) District.

DOCUMENTS RECEIVED: Plan entitled "Variance Sketch for Hindu American Temple & Cultural Center, Inc." dated June 14, 1995, prepared by ESP Associates.

**ZONING
SCHEDULE:**

REQUIRED

PROPOSED

MIN. Lot Area (Acre/SF)	5	30.6
MIN. Lot Frontage (FT)	400	499.23
MIN. Lot Width (FT)	400	490±
MIN. Lot Depth (FT)	500	1200±
MIN. Front Yard (FT) (Princ./Acc.)	75/100	142
MIN. Side Yard (FT) (Princ./Acc.)	75/40	950±
MIN. Rear Yard (FT) (Princ./Acc.)	75/40	4'±***
MAX. Building Height (FT) (Princ./Acc.)	35/40	*
Max. Lot Coverage (%)	5	0.4

* Information not provided, or difficult to determine.

*** Variance Requested - Existing condition

ENGINEERING BOTTOM LINE RESULTS SM

Justin Corporate Center, 200 State Highway Nine, P.O. Box 900, Manalapan, NJ 07726-0900 Tel: 908.577.9000 Fax: 908.577.9888
Manalapan ■ Brick ■ Parsippany ■ Phillipsburg ■ Voorhees



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4. What improvements are proposed to Wolleytown Road and the project entrance?
 5. What are the proposed hours of activity and if evening hours are anticipated what improvements are proposed with regard to site lighting?
 6. What is the permitted occupancy of each structure and what is the maximum amount of people anticipated at one time?
 7. What improvements are proposed for the structures and will buffer areas and landscaping and/or fencing be provided to project surrounding properties from the effect of light or noise generated in connection with the use of the property?
- B. The driveway and parking area shall meet the requirements of Section 84-119 with regard to the type of materials and number of spaces.
- C. The ordinance section 84-60F(17) requires one (1) parking space for every four (4) persons who may legally be admitted at one time according to State Fire Prevention Laws. The Applicant must address this condition with respect to Item A6 above. Currently, the plan provides for 36 parking spaces which relates to 144 occupants.
- D. Wooleytown Road should be improved to the master plan requirements or to the satisfaction of the Township Engineer's office.
- E. Handicap parking should conform to the requirements of the Americans with Disabilities Act with regard to size, number of spaces and signing.



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- F. The Applicant is proposing to utilize the existing structures which appear to be in disrepair and may not be able to be rehabilitated. This office recommends that any structure which may be demolished and is currently in violation of the development review ordinance requirements be required to comply with the setbacks upon reconstruction, ex: proposed administrative office building.
- G. All items pertaining to site improvements will be reviewed and addressed upon submission of the formal site plan.

KBS:mjm

N:\PROJECT\AMBA727\95-10-05.WPD

c: Board Members, Individually
Mel Warren, Esq., Board Attorney
Ethel Tukachinsky, Board Clerk
Fran Kessler, Zoning Officer
Applicant