

MARLBORO TOWNSHIP ZONING BOARD
January 23, 2024
REORGINAZATION

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY RONALD CUCCHIARO, ESQ. at 7:31pm

SALUTE THE FLAG

ATTORNEY RON CUCCHIARO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINS 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.

OATHS OF OFFICE:

Neeta Tyagi-Four Year Term expiring 12/31/2027

Ira Levin- Two Year Term expiring 12/31/2025

Sharon Ackerman-Two Year Term Alternate #2 expiring 12/31/2026

All new members took their Oaths of Office and signed.

ROLL CALL:

PRESENT: MR. SOLON, Ms.TYAGI, MR. LEVIN, MR. MANKES, MR. ROYCE, MR. RENNA, MS DENTON, MS. SHARON ACKERMAN
CHAIRMAN SHAPIRO

ABSENT: NONE

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro, ESQ.

ELECTIONS:

Chairperson- Attorney Ron Cucchiaro called for nominations for Chairman. Mr. Levin nominated Michael Shapiro it was 2nd by Mr. Mankes. The motion was approved 7-0

Vice Chairman- Chairman Shapiro nominated Ira Levin for Vice Chairman, it was 2nd by Mr. Mankes, all approve.

Secretary- Chairman Shapiro nominated Mr. Royce as Secretary, it

was 2nd by Mr. Mankes ,all approve.

Administrative Officer- Chairman Shapiro nominated Suzanne Rubinstein as Administrative Officer it was 2nd by Mr. Mankes, all approve.

PUBLIC SESSION -

Matthew Weilheimer approached the Board to discuss his past experience on the Zoning Board. Mr. Weilheimer served on the Board for 17 years and complimented the Chairman, Attorney, and Engineer on good jobs. He wished the new members good luck.

Public Session Closed

Chairman Shapiro moved that the minutes of December 12, 2023 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 22-6793 Mallboro Dream Development Carried to February 27, 2024 with no new noticing.

Z.B. 23-6816 Siddath Patel:Carried to March 12, 2024 with no new noticing.

Z.B. 21-6758 Tahir Mohammad:Carried to March 26, 2024 with new Noticing.

Z.B. 22-6778 Wooleytown Associates: Carried to February 13, 2024, with new noticing.

RESOLUTIONS:

1-2024- Zoning Board Attorney -Chairman Shapiro made a motion to approve Ron Cucchiaro, Esq. of Weiner Law Group, LLP.as Zoning Board Attorney, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

2-2024- Zoning Board Engineer -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Engineer, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

3-2024- Zoning Board Planner -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Planner, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

4-2024- Zoning Board Traffic Engineer -Chairman Shapiro made a motion to approve CME Associates as Zoning Board Traffic Engineers, 2nd by Mr. Mankes, with a roll call of 7-0 to approve

5-2024- Zoning Board Official Newspapers -Chairman Shapiro made a motion to approve Official Newspapers, 2nd by Mr. Mankes, with a roll call of 7-0 to approve.

7-2024-Authorizing contract Conflict Engineer-Chairman Shapiro made a motion to approve ARH Associates as Conflict Engineer, 2nd by Mr. Mankes, with a roll call of 7-0.

Z.B. 23-6827 Hemesh Dogiparthi-Public Hearing to approve a Bulk Variance to construct a 6 foot fence in front and side yard located at 11 Bauers Lane Block 299, Lot 130 within the R80 zone.

The Board took Jurisdiction and entered exhibits A1 - A18

Mr. Dogiparthi was sworn in. The applicant is looking to install a 6 foot fence on the front and side yard. The applicant's property has two front yards. There are columns on the property that will also need relief. The columns and fence will not impede the site distance. Applicant will agree to install a row of bushes on the Syngle Way side. The fence is metal with opened slats.

Open Public Forum opened.

No one wished to speak

Open Public Forum closed.

Motion to approve the requested bulk variance was offered by Chairman Shapiro, 2nd by Saul Mankes

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

Z.B. 23-6829 Lawrence Nikola-Public Hearing to approve a Bulk Variance to install a wraparound covered porch, and demolish a one story single car garage and construct a two story detached garage located at 6 Station Road Block 193.02 Lot 55 in the LC zone.

The Board took Jurisdiction and entered exhibits A1 - A19

Mr. Nikola was sworn in. The applicant is looking to add a wraparound porch and an additional garage. Presently the home has a one car garage. The lot is undersized and is narrow in frontage, depth and width. The property is 0.523 acres. The garage will have a 2nd floor for storage only. There will be no tree removal. The

addition will have electric and water. They will adhere to all technical comments in the Engineer Review. This will not be used as a rental property. No new utility services will need to be added.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve the requested bulk variance was offered by Chairman Shapiro, 2nd by Saul Mankes

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

ZB 23-6825 KLB Properties, LLC Sandy Hook Consulting-Public Hearing to approve construction of a 260 square foot building addition to the rear building and renovate both buildings for new uses, located at 168 Tennent Road Block 147 Lot 35 within the C-2 zone.

The Board took Jurisdiction and entered exhibits A1 - A22

Martin Pflieger represented the applicant. The property was before the board in the past for a mixed use variance. Presently there is a residence on the property with a 2nd building in the back for a business. The plan includes that there will be residence on the property, the front unit is expected down the road to be used as an office or retail which is allowed.

Kate Baron-Owner of property was sworn in. The applicant is looking to build a sports training business. There will be 4 tunnels/cages for pitching, hitting and various drills. There will be no locker room and no lounge. The hours would vary due to time of year. School year will be afternoon hours, summer or school breaks may have different hours. At this time they are expecting one employee with a possibility of 4 employees. All students will enter the rear of the property. There will be no parties, no buses and one exit on Tennent Road.

Scott Lynn-Design Engineer- Presently there are two buildings on the property. The front building will be a retail or office unit and the back building will be a training facility. There is a single driveway that enters on Tennent Road. The driveway and property will be repaved. There will be a circular driveway to allow flow of traffic. There is proposed lighting on the building as well as pole lighting. There is a septic system on site and

will have 2 bathrooms, and there will be a 260 square foot addition to square the building. The impervious coverage will be reduced. They will agree to all the technical comments in the Engineer review. Pedestrian walkways and pavement markings will be added, and bollards will be added to protect the building. No tree removal will be needed. Only small box truck vehicles will be allowed in the facility. They will erect a 2 sided illuminated sign no more than 20 feet wide. If the State requires EV stations, they will install.

Andrew Bollitti-Architect supplied the Board with a new roof rendering labeled A-23. The roof line has changed minimally to even out the building. There will be exterior work, overhead doors installed and planned kitchenette removed.

Barbara Ehlen-Planner, the site is in need of a use variance as well as bulk variance. A site visit was made. This site is suited for this proposed business, it will be less intense than other uses. There is no detriment to the community.

The Chairman after discussion with legal will allow a vote on the Final Use Variance for the back building and will vote on Preliminary use for the front building.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve the requested Final Use variance was offered by Chairman Shapiro, 2nd by Saul Mankes

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

Z.B.23-6822 Suncrest Builders-Public Hearing to approve a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone.

The Board took Jurisdiction and entered exhibits A1 - A24

Kenneth Pape appeared on behalf of the applicant. The applicant is a contract buyer of the property. The parcel land is 3.2 acres situated in the R/20 zone.

Loreli Totten-Engineer, the parcel is on Bartram road off of Route 9 the property is over 3 acres and is in the R-20 zone. The proposed residence is on the western side of the property. They

did some investigation and feel there are no wet lands on the property. The property is proposing a rain garden to handle stormwater. Soil testing was done on the property. The driveway is 15 feet wide and can accommodate emergency vehicles. The driveway will go up to 18 feet. The driveway will have a 50 x 20 foot area for a K turn. There will be a 2 car garage with a 2700-2800 footprint with a 4000 sq. ft. residence. The majority of the property will stay wooded. There will be 24,000. Square foot of disturbance. The driveway will be sloped inward to avoid any run off to neighbor's property. They will adhere to all comments on Engineer Review.

James Higgins-Planner, the variance required is because the required frontage is 100 square feet and there is 0 square feet at this time. The site is almost 7 times the required amount in the zone. The frontage issue can be a hardship and is an existing condition. There are no negative impact to the community if approved.

The applicant will be carried to March 12, 2024 for questions from the Board and public and will bring an Environmental Engineer for possible questions.

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. Carried to the next meeting.

Z.B 22-6785 Gordon's Corner Water- Memorialization granting a 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 was offered by Chairman Shapiro, 2nd by Saul Mankes.

Approved by Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Salon and Chairman Shapiro.

Z.B.21-6752A Jewish Russian Center-Memorialization granting 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 was offered by Chairman Shapiro 2nd by Saul Mankes.

Approved by Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Salon and Chairman Shapiro.

Z.B. 23-6821 V Arc Builders, LLC-Memorialization denying a Bifurcated Use Variance to construct a self-storage facility located at 446 Route 79, block 132 lot 9 within the CS zone was offered by Chairman Shapiro, 2nd by Saul Mankes.

Approve Denial Mr. Mankes, Mr. Viridi and Mr. Weilheimer.

Z.B. 19-6692B Sunset Park-Memorialization granting a one year extension of the Preliminary and Final Major Site Plan, located at Texas Road, block 103, lot 10 within the R60-zone was offered by Chairman Shapiro 2nd by Saul Mankes.

Approved by Mr. Mankes, Mr. Royce, Mr. Renna, Mr. Salon and Chairman Shapiro.

A motion to adjourn at 9:41 p.m. was offered by Chairman Shapiro, seconded by Mr. Mankes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein