

**MARLBORO TOWNSHIP ZONING BOARD**  
**March 12, 2024**

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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:

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Austin Mueller, ESQ.

**PUBLIC SESSION**

**No one spoke**

**Public Session Closed**

Chairman Shapiro moved that the minutes of February 27, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 5 - 0 in favor.

**Z.B. 23-6826 Miro Properties**-Public Hearing seeking Bulk Variance approval to construct a two story SFD with attached garage, located at 16 Lloyd Road block, 126, lot 1 within the R-30/20 zone.

The Board took jurisdiction and entered exhibits A1-18.

Mark Shane appeared on behalf of the applicant and Miraslaw Zygadlo (Miro Properties) of 16 Lloyd Road, homeowner were both sworn in. The applicant is looking to construct a

two-story single family dwelling with 4 bedrooms and 3 car attached garage and driveway access on Lloyd Road. The property is currently vacant and heavily wooded. Minimum lot area proposed 30,000 sf required 20, 0000 sf proposed frontage and lot width 100 feet required 150 feet.

Shrinath Kotdawala - Engineer was sworn in. Ms. Neumann asked if ditch on property is located on wetlands? Mr. Kotdawala stated ditch is a men made ditch and will have ditch cleaned out for drainage concerns. Mr. Kotdawala also stated a drywell system will be in place to provide groundwater recharge and basement will have a sup pump installed.

Ms. Neumann reminded the applicant that if any trees are being removed a tree removal permit is needed prior to any removal of trees.

Open Public Forum opened.

Kathleen Cunningham - 12 Lloyd Road: Drainage concern.  
Donna Riopel - 3 Union Avenue: Drainage concern.  
Steve Brown - 12 Lloyd Road: Drainage concern.  
Sharon Manginelli - 1 Union Avenue: Drainage concern.

Open Public Forum closed.

A motion to approve the Use Variance application was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Solon.

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

**Z.B.23-6822 Suncrest Builders-** Continued 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. Application carried to April 30, 2024.

Open Public Forum opened.

Kathleen Cunningham - 12 Lloyd Road: Drainage concern.  
Donna Riopel - 3 Union Avenue: Drainage concern.  
Gennady Gendel - 20 Bartram Road: Fire Safety, Contamination risk, environmental safety and damage to structural integrity and privacy of adjacent properties.  
Eugene Stakhov - 19 Bartram Road: Environmental safety, kid safety and chemical concern.

**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 2<sup>nd</sup> floor addition and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone. CARRIED TO APRIL 30, 2024 WITH NEW NOTICING REQUIRED.

**RESOLUTIONS:**

**Z.B. 23-6832 Johnson and Zientek**- Memorialization granting Bulk Variance approval to remove existing deck and construct a one story 455 square foot addition to the rear yard of the dwelling, located at 107 Tennent Road block 148 lot 7 within the R-60 zone was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna. Approve-Robert Mr. Renna, Ms. Tyagi, Ms. Denton, Ms. Ackerman and Chairman Shapiro.

**Z.B.23-6833 Ernest & Polivia Serghis**- Memorialization granting a Use Variance approval to construct a second story addition, remove the existing above ground pool and construct a 800 square foot in-ground pool with paved walkway and fence located at 379 Route 79, block 151 lot 14 within the C2 zone was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna. Approve-Robert Mr. Renna, Ms. Tyagi, Ms. Denton, Ms. Ackerman and Chairman Shapiro.

**Z.B. 23-6830 Paul Jones Holding's, LLC**- Memorialization granting a Use Variance approval for a proposed shed and a waiver from Site Plan approval, located at 34 Route 9 block 176, lot 15 within the C-4 zone was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna. Approve-Robert Mr. Renna, Ms. Tyagi, Ms. Denton, Ms. Ackerman and Chairman Shapiro.

**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 March 26, 2024.

A motion to adjourn at 8:49 p.m. was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein