

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MAY 28, 2013**  
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**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.**

**ROLL CALL**

**PRESENT ... MR. LEVIN (arr.9:15), MS. BAJAR, MR. SHAPIRO,  
MR. WEILHEIMER, DR. ADLER, MS. DI GRANDE**

**ABSENT... MR. YOZZO, MR. ZWERIN**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. CUCCHIARO,  
MR. KATRYNIAK, MS. PARIS (ADMIN OFF.)**

**SALUTE THE FLAG**

**Z.B. 13-6473 XIU CHENG LI/XIAOLING – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and entered evidence A-1 thru A-16 into the record.

Salvatore Alfieri, Esq. represented the applicant. The subject 2.2 acre property contains 150 feet of frontage along the east side of Buckley Road approximately 528 feet north of the Moore Road intersection, in the R-80 zone, Block 417 Lot 9. The property is currently vacant and wooded.

The applicant proposes to construct a two story single family dwelling with a rear deck and paved driveway. A 13.5 foot wide ROW dedication is proposed along Buckley Road to the Township for future widening purposes.

Chet DiLorenzo, P.E. testified on behalf of the applicant. He stated the applicant is seeking the following bulk variances:

1. Minimum required side yard setback is 50 ft., 40 ft. if proposed
2. Minimum required lot frontage s 250 ft., 150 ft. is proposed
3. Minimum required lot width is 250 ft., 43.3 ft. is existing

A motion to go into workshop was offered by Mr. Shapiro, seconded by Dr. Adler. The Board agreed that the construction will result in an upgrade to the property.

A motion to come out of workshop was offered by Mr. Shapiro, seconded by Ms., Bajar.

#### PUBLIC HEARING OPENED

No one from the public spoke.

#### PUBLIC HEARING CLOSED

The applicant agreed to comply with all of the conditions of the resolution.

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Weilheimer. In favor: Ms. Bajar, Mr. Shapiro, Mr. Weilheimer, Dr. Adler, Ms. DiGrande.

#### **Z.B. 12-6437A TIBA ASSOCIATES – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is located at the north side offspring Valley Road north of the intersection with Texas Road, in the LC zone, Block 146 Lot 48. The site contains an existing stone driveway, dwelling, detached garage and six shed/stable structures.

The applicant proposes to remove all structures other than the dwelling, garage and one trailer structure and utilize the property as a cemetery containing approximately 7,350 plots to be developed in 3 phases.

The applicant received a use variance approval under resolution ZB 12-6437, memorialized May 1, 2012.

Paul McAndrew, Langan Environmental testified on behalf of the applicant. He discussed the issue of the contaminated site of Burnt Fly Bog. They obtained and reviewed environmental documentation for the Burnt Fly Bog site, excavated test pits at the property, field screened the excavated soils for evidence of contamination and collected and analyzed soil samples from the test pits.

Mark Kataryniak, Traffic Engineer testified that all of his comment have been addressed.

A motion to go into workshop was offered by Mr. Shapiro, seconded by Dr. Adler. The Board agreed that the applicant should return with more information and results of the soil testing.

This application is being carried to the meeting of July 9, 2013, without further notice.

**Z.B. 12-6447A MC LAUGHLIN'S AUTO SERVICE – CONTINUED PUBLIC HEARING  
– PRELIMINARY & FINAL MAJOR SITE PLAN**

Ms. Bajar and Ms. DiGrande stepped down from this application.

Robert Munoz, Esq. represented the applicant. The site is located on the western side of Route 9 south in the C-3 zone, Block 275 Lot 50. The site contains a one story auto service station, shed, dumpster and parking.

The applicant proposed to construct a 1.912sf. addition to the existing building to increase the amount of bays from 3 to 6 and increase the storage area. The existing dumpster will be relocated.

The applicant received a use variance approval for Z.B. 12-6477 and was memorialized by resolution on August 21, 2012.

John Ploskonka, P.E. testified on behalf of the applicant. He provided testimony concerning stormwater management on the site. The plan pipes roof water behind the existing building into the parking area. He also stated that the 25 year storm would be contained underground. This plan would protect the adjacent residential property located immediately west of the subject site. All proposed expansions are taking place on existing blacktop so there is no increase in impervious coverage. The current runoff would not be intensified.

**PUBLIC HEARING OPENED**

The following resident spoke:

Robert Diver – Longfellow Terrace

**PUBLIC HEARING CLOSED**

Mr. Ploskonka addressed Mr. Diver's concern about the mulch associated with the new trees being planted. Mr. McLaughlin stated that they will be using rock instead of mulch.

Mr. Ploskonka also stated that a storm trench would be used along the edge of the blacktop to protect the stream.

The applicant's traffic engineer submitted a letter to the NJDOT and that the proposed expansion qualifies for a Letter of No Interest. The letter will be submitted as a condition of approval when received.

A motion in the affirmative was offered by Mr., Shapiro, seconded by Dr. Adler. In favor: Mr. Levin, Mr. Shapiro, Mr. Weilheimer, Dr. Adler.

**Z.B. 13-6472 CLINT & MELISSA CARTER – MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR BULK VARIANCES**

A motion in the affirmative was offered by Mr.Shapiro, seconded by Dr. Adler. In favor: Mr.Levin, Mr.Shapiro, Mr. Weilheimer, Dr. Adler.

**Z.B. 12-6438A FSP MARLBORO, LLC. MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAKL SITE PLAN APPROVAL**

Carried to the meeting of June 11, 2013

A motion to adjourn was offered by Mr.Shapiro, seconded by Dr. Adler. One vote was cast.

Respectfully submitted

Donna Pignatelli