

MARLBORO TOWNSHIP ZONING BOARD

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SEPTEMBER 24, 2012

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING VICE BOARD CHAIRMAN MATTHEW WEILHEIMER AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. WEILHEIMER 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, MR. WEILHEIMER, MR. ZWERIN, DR. ADLER, MS. DI GRANDE

ABSENT... MR. SHAPIRO, MR. YOZZO, MR. SOLON

PROFESSIONALS PRESENT... MS. NEUMANN, MS. MC MANUS, MS. PARIS (admin.officer)

SALUTE THE FLAG

PUBLIC SESSION

No one from the public spoke

A motion to approve/amend the minutes of August 13, 2013 was offered by Mr.Zwerin, seconded by Dr.Adler. In favor: Mr. Levin, Mr. Weilheimer, Mr. Zwerin, Dr. Adler.

Ms.Bajar submitted her letter of resignation from the Board.

Z.B. 13-6486 TMC MARLBORO, LLC – VARIANCE RELIEF

The board took jurisdiction and carried this application to the meeting of October 8, 2013, without further notice.

Z.B. 13-6478 INSURANCE AUTO AUCTIONS, CORP. – PUBLIC HEARING – USE VARIANCE

The Board took jurisdiction and carried this application to the meeting of October 22, 2013, without further notice.

Z.B. 13-6481 RONKO BUILDERS – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and entered exhibits A-1 thru A-21 into evidence.

Frederick Kalma, Esq. represented the applicant. The subject 6,000 s.f. property contains 40 feet of frontage along Wicker Place to the north and 150 feet of frontage along Thomas Lane to the east, within the R-30/20 zone, Block 108 Lot 21.

The applicant proposes to construct a two story dwelling on the property with a paved driveway along Wicker Place. The dwelling is to be serviced by municipal water and sanitary sewer systems via connection to existing mains with Wicker Place and two recharge trenches are proposed for stormwater management purposes.

The applicant is seeking relief from the following variances:

1. The minimum required lot area is 20,000 s.f.; 6,000 s.f. is proposed
2. The minimum required lot frontage is 150 feet for a corner property; 40 feet is proposed along Wicker Place
3. The minimum required lot width is 150 feet for a corner lot; 40 feet if proposed
4. The minimum required front yard setback is 30 feet; 10 feet is proposed along Thomas Lane
5. The minimum required side yard setback is 10 feet; 5 feet is proposed along the western side property line

Entered into evidence were the following exhibits:

- A-22 Letter to adjoining property owner
- A-23 Model "B" – Plan Details dated 9-24-13
- A-24 Model "C" – Plan Details dated 9-24-13

Workshop

Offered: Weilheimer
Second: Adler

Board members Adler, Levin, Di Grande, Zwerin, Weilheimer were not comfortable with the applicant's plans.

Out of workshop

Offered: Weilheimer
Second: Adler

The applicant agreed to return to the Board with new plans.

This application is being carried to the meeting of November 12, 2013, without further notice.

**Z.B. 12-6463A M & M @ MARLBORO 79, LLC. – CONTINUED PUBLIC HEARING
PRELIMINARY & FINAL SITE PLAN APPROVAL**

Salvatore Alfieri, Esq. represented the applicant. The subject 15.2 acre property contains 313 feet of frontage along the west side of Route 79 opposite the intersection with Lloyd Road, within the C-2 zone, Block 122 Lot 27.04. Currently the site is vacant with the rear portion of the property being wooded, with the CVS Pharmacy on adjoining Lot 27.03

The applicant was granted a Use variance approval for Lot 27.04 per resolution dated April 23, 2013 to revise the previously approved retail building and bank to a 10,800 s.f. retail building and a convenience store/fuel service use.

Ron Aulenbach, Director of Engineering from Edgewood Properties spoke on behalf of the applicant. Entered into evidence were the following exhibits:

A-29 Pylon sign detail

A-30 Generator specifications

A-31 Colored rendering “Lloyd Road Commons”, revised 9-24-13

The Township Ordinance requires the installation of an on-site generator to provide back up power for fuel pumps in the event of a power outage. Mr.Aulenbach said that a permanent on site diesel generator would be installed in compliance with the Ordinance.

Charles Olivo, P.E. traffic expert testified on behalf of the applicant. He explained that the NJDOT is in the process of constructing improvements to the intersection of Route 79 and Lloyd Road. Additional signage required in connection with the previously granted use variance is expected to be installed during the week of September 30, 2013. The applicant will be required to obtain a new access permit as a result of the change in use from the previous approval for the site as a bank and retail building.

Lester Nebenzahl, P.P. testified on behalf of the applicant. With regard to the variance requested for rear yard setback, he pointed out that the proposed retail building will not encroach into the required rear yard along the entire length of the rear lot line.He indicated that a variance will be required for the proposed signage.. The proposed free standing sign exceeds the permitted maximum of 100 s.f.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

Workshop

Offered: Zwerin

Second: Levin

Board members Adler, Levin,Di Grande,Zwerin were all satisfied with this application and the testimony presented tonight.

Out of Workshop

Offered: Zwerin

Second: Adler

Z.B. 13-6484 ALBANESE – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE

A motion in the affirmative was offered by Mr.Zwerin, seconded by Dr.Adler. In favor: Mr. Levin, Mr.Zwerin, Dr.Adler, Ms.Di Grande

Z.B. 13-6470 SOLOMON SCHECHTER – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

This vote will be carried to the meeting of October 8, 2013.

A motion to adjourn was offered by Mr.Zwerin, seconded by Mr. Levin. One vote was cast.

Respectfully submitted

Donna Pignatelli