

MARLBORO TOWNSHIP ZONING BOARD

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NOVEMBER 26, 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, MR. SOLON, MR. SHAPIRO, MS DI GRANDE, MR. ZWERIN, MR. WILDMAN, DR. ADLER

ABSENT... MR. WEILHEIMER

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. KATARYNIAK, MR. CUCCHIARO, MS. PARIS (admin.officer)

SALUTE THE FLAG

Mr. Wildman was sworn in to fill the unexpired term of Alon Solon, Mr. Solon was sworn in to fill the unexpired term of Jennifer Bajar, Stacey DiGrande was sworn in to fill the unexpired term of Frank Yozzo

A motion to approve the minutes of September 24, 2013 was offered by Mr. Levin, seconded by Dr. Adler. In favor: Mr. Levin, Ms. DiGrande, Mr. Zwerin, Dr. Adler.

Z.B. 13-6478 INSURANCE AUTO AUCTION CORPORATION – PUBLIC HEARING-USE VARIANCE

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

Salvatore Alfieri, Esq. represented the applicant. The site contains 1,370 feet of frontage along the west side of Texas Road and frontages of 202 feet and 193 feet along Tylers Lane to the south within the LC zone, Block 146 Lots 28, 30, 31 & 33. Currently, the property contains an automobile storage use consisting of a one story building containing an office associated with the site, a shed, a temporary tent and a propane and gasoline fuel tank area. The property also contains a perimeter 10 foot high metal fence enclosing the site.

The applicant is seeking Use Variance Approval to modify the previously approved hours of operation of the site, as stipulated as a condition of approval within a previous Use Variance Resolution and to maintain the existing conditions of the site, No site improvements are proposed.

Michael Madden – Insurance Auto Auction, Vice President if Real Estate was sworn in. Entered into evidence were the following exhibits:

A-25 Brochure of business

A-26 Site Plan – Midway Auto – dated August 10, 1988

Mr. Madden described the business and stated they have 170 locations with the United States and Canada. He stated that they deal with insurance companies, dealerships, rental car companies and fleet lease companies. Auctions are generally held once a week and sell only to licensed dealers. They are committed to the environment by following strict guidelines for reducing waste and ensuring regulatory compliance.

A temporary tent is set up for buyers, which is on a pre existing slab.

He discussed the proposed hours of operation, which is Monday – Saturday 6:00 a.m. to 8:00 p.m. and Sunday 8:00 a.m. to 5:00 p.m.

They also discussed security light and drop off areas.

Ms. Neumann reviewed her report with the Board and discussed the existing nonconformities.

PUBLIC SESSION OPENED

The following spoke:

Dan Matarese – 45 Texas Road

-stated this business has been operating illegally for 5 years

Chris Trubac – Tylers Lane

-concerned with truck traffic

PUBLIC SESSION CLOSED

This application is being carried to the meeting of January 14, 2014, without further notice.

RESOLUTIONS

Z.B. 13-6488 OLD MILL ESTATES, LLC – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL

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

Z.B. 13-6481 RONKO DEVELOPERS, INC. – MEMORAILIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL

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

Z.B. 13-6489 LEONARD & JACQUELINE TORRES – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL

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

Z.B. 13-6486 TMC MARLBORO, LLC – MEMORIALIZATION OF RESOLUTION – INTERPRETATION OF AN ORDINANCE

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

Z.B. 13-6486 SHELDON ROGERS – MEMORIALIZATION OF RESOLUTION GRANTING USE VARIANCE APPROVAL

This was carried to the meeting of December 10, 2013.

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

Respectfully submitted

Donna Pignatelli