

MARLBORO TOWNSHIP ZONING BOARD
SEPTEMBER 23, 2014

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 7:30P.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. SOLON, MR. LEVIN(arr.7:50), MR. ZWERIN,
MR. WEILHEIMER, MR. SHAPIRO, MS. DI GRANDE,
DR. ADLER (arr. 8:45)**

ABSENT... NONE

PROFESSIONALS PRESENT... MR. KITNER, MR. CRAMER, MR. CUCCHIARO

SALUTE THE FLAG

A motion to approve/amend the minutes of September 9, 2014 was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms.DiGrande, Dr. Adler.

PUBLIC SESSION

No one from the public spoke

Z.B. 14-6518 ANDREW BERNSTEIN – PUBLIC HEARING – BULK VARIANCE

Mr. Levin stepped down from this application

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

The site is located at 18 Sudbury Road,Block 266 Lot 1, within the R-20 zone. The site consists 23,936 s.f. and contains 322 feet of frontage along Sudbery Road approximately 155 feet

northwest of the Halifax Drive intersection. Currently the property contains a dwelling with associated walks, rear deck and shed with rear yard perimeter fencing. Access is provided by a paved driveway along Sudbery Road.

Mr. Bernstein stated that he is proposing to construct a sports court (26' x 31 ') within the rear yard area of his property. He stated that trees and a six foot high fence will buffer the property from the neighbors. The court will not be illuminated.

At the request of the Board Mr. Bernstein agreed to relocate the court as close to the front fence as practicable in order to minimize the intensity of the variance.

Motion –Workshop

Offered: Shapiro
Second: Zwerin

The Board members were happy with the applicant moving the court closer to the front fence.

Out of Workshop

Offered: Shapiro
Second: Zwerin

PUBLIC HEARING

No one from the public spoke.

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

Z.B. 14-6517 ASHLEY & HEIDI SALFARLIE – PUBLIC HEARING – BULK VARIANCE

The board took jurisdiction and entered exhibits A-1 through A-18 into evidence.

Salvatore Alfieri, Esq. represented the applicant. The site is located at 312 Congressional Drive, Block 159.03 Lot 7, within the R-20AH-2 zone. The property is a corner lot and contains 135 feet of frontage along Congressional Drive to the south and 175 feet of frontage along Georgetown Drive to the east. Currently the property contains a two story dwelling with associated walks, rear deck, inground pool with associated patio within rear yard fencing and having access by a paved drive along Congressional Drive.

The applicant proposes to construct a pool house and open air shelter within the front yard area along Georgetown Drive. A pool permit was approved for the pool construction dated April 17,

2014.

Ms. Salfarlie stated that she has lived on the property for four years and is now seeking amenity for the inground pool. It was previously installed but now needs a permit. She stated that a second row of trees will be added to the existing buffer around the perimeter of the lot. French drains will also be installed. The cabana will be used for storage and bathroom purposes only. The open air area will have an island with cooking facilities.

The proposed project will have three phases:

- Phase I includes the swimming pool
- Phase II will be the construction of the cabana
- Phase III will be the open air area

Motion – Workshop

Offered : Shapiro
Second: Levin

The Board had no issues with this application

Out of Workshop

Offered: Shapiro
Second: Levin

PUBLIC HEARING OPENED

No one from the public spoke

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

Z.B. 14-6507 631 ASSOCIATES – PUBLIC HEARING – USE VARIANCE

The Board took jurisdiction and entered exhibits A-1 through A-20 into evidence.

Salvatore Alfieri, Esq. represented the applicant. The subject 30.1 acre is located on Tennent Road, Block 172 Lot 47.03, within the IOR zone. The property was granted Preliminary and Final Major Subdivision and Preliminary and Final Site Plan Approval by resolution dated August 2, 2012. The approval from the Planning Board included a Site Plan proposal to construct a two story office building toward the Tennent Road frontage and a garage/warehouse building with fuel storage tanks toward the rear. Parking is proposed for 136 vehicles with 115 spaces proposed at the office building and 21 spaces proposed at the garage/warehouse building and 23 parking spaces proposed as “banked” spaces for the future use, if needed, along the site access drive near the proposed office

building. An infiltration basin is proposed for stormwater management purposes.

The applicant is seeking a Use Variance approval to construct a concrete crusher facility with associated processed and unprocessed material stockpile areas northeast of the approved garage/warehouse building. The applicant indicates that the proposed concrete crushing/recycling facility would only be used for processing of materials by Lucas Construction.

Lionel Lucas testified as to the hours of operation, which will be 6:00 AM to 6:00 PM Monday through Friday and 6:00 AM to 1:00 PM on Saturday. Occasionally they would have additional hours for emergency situations. There will be a designated area for stock pile debris on the site. The crushing time usually starts at 7:00 AM. The crusher is portable and is the size of a large excavator and will create very little dust. There is no license required for this particular use.

PUBLIC SESSION

Dan Matarese – 45 Texas Road

This application is being carried to the meeting of October 28, 2014, without further notice.

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Solon. One vote was cast.

Respectfully submitted

Donna Pignatelli