

**MARLBORO TOWNSHIP ZONING BOARD**  
**DECEMBER 9, 2014**

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

**ABSENT... NONE**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. TRUSCOTT, MR. KATARYNIAK, MR. CUCCHIARO**

**SALUTE THE FLAG**

A motion to approve/amend the minutes of October 28, 2014 was offered by Chairman Shapiro, seconded by Mr.Zwerin. In favor: Mr.Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler.

**PUBLIC SESSION**

No one from the public spoke.

**Z.B. 13-6486 TMC MARLBORO, LLC – CONTINUED PUBLIC HEARING FOR US VARIANCE APPROVAL**

This application is being carried to the meeting of January 13, 2015, without further notice.

**Z.B. 14-6514 MICHAEL & VENCENTA RAYA – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and entered exhibits A-1 through A-17 into evidence.

Salvatore Alfieri, Esq. represented the applicant. The subject 8,481 s.f. property is located at

408 Basswood Lane, Block 120.05 Lot 23, within the RSCS zone. The site contains 75 feet of frontage along the north side of Basswood Lane approximately 100 feet east of the Bramble Drive intersection. Currently, the property contains a 2 ½ story dwelling with associated walks and rear deck, a vinyl shed, inground pool and paver patio within rear yard perimeter fencing.

Patrick Pentland, P.E. testified on behalf of the applicant. The applicant is proposing to construct an approximately 309 s.f. addition at the northwest corner of the existing dwelling and to retain existing site improvements which exceed the permitted lot coverage with the zone. The addition will match the existing home.

Mr. Dellavalle testified about improvements that were done when he first moved into this house many years ago. There are no drainage problems. The addition is only for the first floor. The water from the addition will drain in the same way.

Workshop – Motion  
Offered : Shapiro  
Second: Levin

The Board had many questions regarding lot coverage and asked the applicant to reconsider the coverage on this plan.

This application is being carried to the meeting of January 13, 2015, without further notice.

**P.B. 14-6521 CHAMPAGNE ENTERPRISES, LLC – 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 32,670 s.f. site is located at 480 Route 79, Block 126 Lot 33, within the R-30/20 zone. It contains 121 feet of frontage along Route 79 to the west and 270 feet of frontage along Roosevelt Avenue to the south. Currently, the property contains a two story dental office with parking indicated for 24 vehicles and having access along Roosevelt Avenue.

The applicant is seeking Use Variance Approval to utilize the second floor area of the building as a patient lounge area, staff office room and general area, mechanical rooms and a restroom.

The applicant was previously granted Use Variance Approval per Resolution dated March 16, 2010 and subsequent Preliminary and Final Site Plan Approval dated April 26, 2011 which granted variances and/or design waivers which would remain pertinent to the site.

Dr. Champagne stated that the first floor is approximately 3,600 s.f. and that the second floor is an attic which is presently used for storage. He employs 10 individuals including associate dentists, front desk personnel, clinical staff as well as cleaning and sterilization employees. He is proposing to use the second floor for a seating area where drivers who are bringing and taking

patients home can wait. He currently has a machine which can make crowns and caps on site and that patients can wait in this area. He stated that he would not rent any space to other users.

#### PUBLIC HEARING

No One from the public spoke.

#### PUBLIC HEARING CLOSED

Workshop - Motion

Offered: Shapiro

Second: Zwerin

The Board liked this application and has no issues.

Out of Workshop

Motion: Shapiro

Second: Levin

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

#### **Z.B. 14-6520 NEW YORK SMSA, LP/VERIZON WIRELISS – PUBLIC HEARING – USE VARIANCE**

The Board took jurisdiction and entered exhibits A-1 through A – 25 into evidence.

Richard Stanzione, Esq. represented the applicant. The site is located on Spring Valley Road, Block 172 Lot 14, within the LC zone. The site contains 100 feet of frontage along the south side of Spring Valley Road between the Texas Road and Tennent Road intersections. The property is currently vacant and wooded.

David Stern, Radio Frequency Engineer testified on behalf of the applicant. The applicant proposes to construct a 125 foot high monopole telecommunications tower and associated fenced equipment compound (50' x 50') onsite with access provided by a 12 foot wide gravel access drive along the Spring Valley Road site frontage. A triangular array of 12 antennas are proposed on the tower at a centerline mounting height of 125 feet. The equipment compound is to be a gravel surface with perimeter 8 foot high chain link fence and an approximate 300 s.f. equipment shelter boiling. An 8 foot tall lighting trod is also proposed atop the 125 foot tower. A report was issued September 15, 2014 describing how the wireless system works. It also identifies the site that currently serve Marlboro Township and identifies that there is a significant gap in coverage and how Verizon plans to fill the gap.

Verizon Wireless holds four different licenses covering Marlboro Township. They have an 800 megahertz license, which is the traditional cellular license, which they have had for 30 years. They have a 700 megahertz license, which they have had for five years. They also have a PCS license, which is the 1,900 megahertz, which have had for almost 15 years. The licenses are different only in frequency and propagation characteristics.

The tower will be on a 125 foot monopole and will initially have 2 – 4 licenses and over the next couple of years will be migrating all of the frequencies

Over the next two years Verizon Wireless will be incenting people to migrate to a 4F phone with the hope of getting the entire database transferred over to 4F by 2019.

Most people are using a blue tooth device or some other kind of hands free device. The phone usually winds up in the cup holder and the radio frequency path that signal takes from the phone to the cell tower is much different when it's in the cup holder as opposed to up by your ear.

There are still gaps in Marlboro Township and they are looking at other sites long term to fill that gap through Marlboro. Many sites were looked at but the landlords were not interested. This proposed site would fill the gap in coverage for Verizon Wireless.

Board members had questions regarding the site and levels of service.

This application is being carried to the meeting of January 13, 2015, without further notice.

(Transcript available in Zoning Office)

**Z.B. 14-6519 JOSEPH DELLAVALLE – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

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

**Z.B. 14-6508 – INSURANCE AUTO ACUTIONS, CORP. – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL FOR PHASE I & PRELIMINARY SITE PLAN APPROVAL FOR PHASE II**

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

**ZONING BOARD YEAR END REPORT**

A motion to approve was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler.

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

Respectfully submitted

Donna Pignatelli