

**MARLBORO TOWNSHIP ZONING BOARD**  
**December 14, 2021**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN SHAPIRO AT 7:32 P.M.

SALUTE THE FLAG

CHAIRMAN SHAPIRO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, NOTICE OF THIS REGULARLY SCHEDULED MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MARLBORO WAS SENT TO THE ASBURY PARK PRESS, THE STAR LEDGER, NEWS TRANSCRIPT. PUBLISHED IN THE ASBURY PARK PRESS ON January 16, 2021; POSTED IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE OFFICE OF THE MUNICIPAL CLERK AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: MS. DIGRANDE, MR. LEVIN, MR. POWERS, MR. SOLON, MR. WEILHEIMER AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. YOZZO AND MR. ZWERIN

PROFESSIONALS PRESENT: JORDAN RIZZO, RICHARD BRIGLIADORO, Esq.

PUBLIC SESSION - There was no one who wished to speak.

Motion to approve the November 9, 2021 minutes was made by Chairman Shapiro, 2<sup>nd</sup> by Mr. Powers, all approve.

**Z.B.21-6759 Angelo Lamatina**-Public Hearing seeking Bulk Variance approval to widen existing paved driveway and install new and relocated block curb located at 53 Harbor Road, Block 170, Lot 53 within the LC zone.

The Board took Jurisdiction and entered Exhibits A1-A16

Mr. Solon recused himself from the application.

Mr. Angelo Lamatina and Concetta Lamatina were sworn in. The homeowner testified that they are looking to expand the driveway. The driveway will be 22 feet wide at the street and 33 feet wide at the house side entrance. There will be no tree

removal and they have agreed to move the underground recharge system. This will allow residents to park on the driveway due to no parking on Harbor Road. They will address and adhere to all comments in the Engineer Review.

Public Comment Opened- no one chose to speak  
Public Comment Closed.

The Board received, reviewed, and considered various exhibits and reports with regard to this application

A motion to approve Bulk Variance with conditions discussed was offered by Chairman Shapiro, 2<sup>nd</sup> by Mr. Levin

Approved-Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer and Chairman Shapiro.

**Z.B.21-6760 Paul Daniele**-Public Hearing seeking Bulk Variance approval to construct an in-ground swimming pool located at 4 Orchard Hills Road, Block 157, Lot 23 within the LC zone.

The Board took Jurisdiction and entered Exhibits A1-A18

Mr. Daniele was sworn in. The family is looking to install an in ground pool. The lot coverage is presently at 5% and they are looking to increase the lot coverage to 8.8%. The area will be fenced and enclosed against the driveway. There will be tree removal and they will not need any trench or stormwater system. They will adhere and address all comments in the Engineer Review.

Public Comment Opened  
No one spoke  
Public Comment Closed

The Board received, reviewed, and considered various exhibits and reports with regard to this application

Motion to grant a Bulk Variance was offered by Chairman Shapiro, 2<sup>nd</sup> by Mr. Levin.

Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Solon and Chairman Shapiro.

**Z.B. 21-6746 Z.B.21-6761 Evan Honig**-Public Hearing seeking Bulk Variance approval construct an in-ground pool at 1A Steeplechase Drive, Block 412, Lot 2 within the C-5 zone.

The Board took Jurisdiction and entered Exhibits A1-A18

Mr. Evan Honig was sworn in. Mr. Honig is looking to install an inground swimming pool. The property is part of the C-5 Zone where the balance of the development is in a different zone. Presently they have an above ground pool with deck that will be removed. The need for a variance is due to rear setbacks. There will be no tree removal, will not need a stormwater System and will change the grade of the back yard. They will address and adhere to all comments in the Engineers Review

The Board received, reviewed, and considered various exhibits and reports with regard to this application

Motion to grant a Bulk Variance was offered by Chairman Shapiro, 2<sup>nd</sup> by Mr. Levin.

Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Solon and Chairman Shapiro.

**142 Amboy Road, LLC-** Public Hearing seeking a Bi-Furcated Use Variance approval to construct a three story self-storage building and a 1 story flex use building and two exterior accessory storage buildings with 154 parking spaces, and sidewalks locate at 142 Amboy Road Block 172, Lot 33 within in the LC Zone. CARRIED TO JANUARY 11, 2021 MEETING NO NEW NOTICING REQUIRED.

**Z.B. 21-6754 Vision Marlboro, LLC-**Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a storage facility consisting of seven total buildings. 4 two story buildings, 4 one story storage buildings and one office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone.

Matthew Weilheimer has recused himself.

The Board took Jurisdiction and entered Exhibits A1-A28

Peter Klauser is representing the applicant. This is an application for a Use Variance and Preliminary Site Plan not Preliminary and Final. This application is for a storage facility. Presently the property has a house that will be removed. The application is a low impact use, low traffic with no noise or odor issues.

Loralei Totten- Engineer was sworn in. A-26 was presented. The aerial shows the property is located on Tennent Road across from Perregrine Road. A-27 shows a home on the property which will be removed. The balance of the property is vacant. There are wetlands on the property with a buffer and a gentle slope to the property. As, electric, cable and water is on or near the property. There are looking to construct two 63,000. 2 story buildings, 4 1 story buildings and one office building. All have access to Tennent Road. There is circulation around all buildings. There is parking for office staff. No parking space for units, because there is just loading and unloading of storage items. There are certain environmental concerns on the property. They will install 5 stormwater basins, and will increase driveway width. All NJDEP permits have been applied for. They are working with the County who is requesting they widen Tennent Road. Lighting Plan will adhere to Engineers comments. Landscaping will be on the edge of the parking lot and will blend in with the wooded site. 1 sign will be on site. They have not submitted to Freehold Soil. NJDEP is working from an old LOI and they have not received approval yet. They will submit for all required permits. They have not investigated any flooding issues on property. They will be removing trees to install stormwater systems. They will comply with all comments in the Engineer Review.

Mike Testa-Architect was sworn in. A-20 was shown. 2 largest buildings will be 63,000. Square feet total, they will be climate controlled, two stories and handicapped accessible. There will be two elevators, stairs with a total of 432 units. All materials will be of high quality. The building will be 25 feet tall, with door rolls. All have access from interior. Building 4 is 9000 square feet one story 71 units overhead doors. There will be a 1200 square foot office, with 2 handicapped bathrooms and staff area. Building 5 is 10,500 square feet 75 units, accessible from exterior 1 story, not temperature controlled. Building 1 and 2 are 3000 square feet with 15 units each.

The application will be continued February 8, 2022 with no new noticing needed. All residents who wished to speak have been advised that they will be registered to speak at the next meeting.

**Z.B. 20-6723A Real Edge-** Memorialization granting a Preliminary and Final Major Subdivision approval to subdivide the property into two new lots located at 14 Wooleytown Road, Block 120.02,

Lot 38 within the RSCS Zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Ira Levin.

Approve- Mr. Levin, and Chairman Shapiro.

**Z.B.21-6732 394 Route 79**-Memorialization granting Use Variance and Preliminary and Final Major Site Plan approval to construct a 16,260 sf warehouse/office flex building with a 22 vehicle parking area, located at 394 Route 79 Block 153 Lot 7 within the CS Zone. Held to next available meeting

**Z.B.21-6752 Jewish Russian Center**-Memorialization granting Preliminary and Final Major Site Plan with Use Variance approval to construct a 9,996 s.f. two story addition with basement to the rear of the existing building, located at 176 Route 79 Block 207, Lot 10 within the LC Zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Ira Levin.

Approve- Mr. Levin, Mr. Solon and Chairman Shapiro.

**Z.B. 21-6751 Jeremie Saada**-Memorialization granting a Bulk Variance approval to construct a second floor addition to the existing dwelling located at 5 Branch Court, Block 412, Lot 126 within the PAC Zone was offered by Chairman Shapiro 2<sup>nd</sup> by Marty Powers.

Approve-Marty Powers, Ira Levin, Matthew Weilheimer and Chairman Shapiro

**Z.B. 21-6756 Shahab Jan**-Memorialization granting a Bulk Variance to construct a new fence within the front yard property located at 15 Roosevelt Avenue Block 125, Lot 7 within the R30/20 Zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Marty Shapiro.

Approve- Mr. Levin, Mr. Powers, and Chairman Shapiro.

**Z.B. 19-6686A- Lucas Holdings, LLC**- Memorialization denying a Use Variance approval to utilize a portion of the property as a truck terminal, located at 173 Amboy Road, Block 178, and Lot 292 within the IOR Zone-Held to next available Meeting.

**Z.B.21-6763 134 County Road 520**-Memorialization granting an Approval of Appeal of Zoning Code Officer decision located at 134 Route 520 Block 176, Lot 116 located within the IOR Zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Ira Levin.

Approve-Mr. Levin, Mr. Powers, Mr. Solon, and Chairman Shapiro

**Resolution 2021-07**-2022 Meeting Dates was offered by Chairman Shapiro 2<sup>nd</sup> by Ira Levin.

Approve- Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro. All Approve

Motion to adjourn at 9:30 p.m. was offered by Chairman Shapiro, 2<sup>nd</sup> by Mr. Levin

Respectfully submitted,

Suzanne Rubinstein