

MARLBORO TOWNSHIP ZONING BOARD
February 8, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:35pm

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; 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, MR. MANKES, MR. ROYCE AND CHAIRMAN SHAPIRO

ABSENT: Kamal Virdi

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro, ESQ.

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

Chairman Shapiro moved that the minutes of January 25, 2022 be adopted. This was seconded by Board member Powers, and passed on a roll call vote of 7 - 0 in favor.

Z.B. 21-6764 Ida Gueyikian-Public Hearing seeking a Bulk Variance to construct a two story family home on an undersized lot located at 107 School Road East, Block 357, Lot in the R-80 Zone. **CARRIED TO MARCH 8, 2022 WITH NO NEW NOTICING REQUIRED**

Z.B. 21-6754 Vision Marlboro, LLC-Continued Public hearing with revised plans to seek a Use Variance to construct a storage facility consisting of three buildings to include two (2) three story buildings and one (1) one story office, located at Tennent Road, block 172 lots 58 & 59 located in the LC Zone.

Board Member matt Weilheimer has recused himself from this application.

Peter Klouser was present representing the applicant. After the last meeting, the applicant heard the concerns of the Board and has decreased the footprint of the building and impervious coverage. They have removed Site Plan approval and they are seeking a Use Variance at this time. On the property is a single family dwelling that is slated to be demolished.

Loreli Totten-Engineer presented a side by side view of the original plan and the updated plan. These were shown in exhibits A-27 and A-35.

The new plan shows a reduced foot print. All set backs were increased to provide for a smaller footprint. The ground floor square footage was decreased, the maximum building coverage was decreased and the total lot coverage is being decreased. There were originally 6 buildings planed with an office and they are looking for approval of two three story buildings and a 1200 square foot office. The two buildings will have a loop road around them. Parking has been reconfigured and these changes allow for 25 feet of extra green space.

The question of flooding issues along Tennent Road were brought up at the last meeting and Ms. Totten states that she has requested information about flooding from the Township Engineering, Police and the Monmouth County offices. At this time she has not received any documentation. Ms. Totten contends that any water will flow towards the subject property. This new plan would also have less impact on the wooded areas.

Upon completion of this testimony the Chairman opened the floor to questions from the Board and the Public. The issue of flooding was a concern to all parties. The Chairman felt that continuing the application without first being able to address the flooding concerns was counterproductive. A recess was taken to allow Attorney Klouser to confer with the applicant.

After discussion it was decided that the application will be continued at the March 22, 2022 meeting.

A motion to adjourn at 9:06 p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

