

**MARLBORO TOWNSHIP ZONING BOARD**  
**March 28, 2023**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:35 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; 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: MR. MANKES, MR. ROYCE, MR. RENNER, ALON SOLON,  
MR. VIRDI, MS. DENTON, AND CHAIRMAN SHAPIRO

ABSENT: MR. WEILHEIMER, AND ADELE EHLIN

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro, moved that the minutes of March 14, 2023, be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 6 - 0 in favor.

**Z.B. 22-6800 Parker Family Farm 5 Dugans Lane**-Public Hearing seeking Use Variance approval to change the use of the subject property from a single family residential to a commercial landscaping business. The project also proposes to construct a new 1600 square foot pole barn, and extend existing driveway approximately 20 feet, located at 5 Dugans Lane Block 214, Lot 14 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A22.

Salvatore Alfieri represented the applicant. This applicant is seeking a Use Variance to change the use from residential to a commercial property.

Kenneth Parker, property owner was sworn in. The applicant is looking to have two principle uses on the property. There is a single family dwelling and he wants to build a pole barn and use as a commercial property, and run a landscaping business. Mr. Parker has owned the property for the past two years and presently rents the single family home. At this time there is a barn on the property for horses, has a warehouse/office building and has an open field that he wants to plant shrubs plants etc. for his business. The proposed pole barn is to be used to store landscaping material and equipment. The hours of operation would be from 7:30am to end of business day. He presently has three vehicles that go out every day. One of the vehicles and equipment is taken home by the employee. All vehicles have a crew of between 2-4 employees. There are no horse on site at this time. The trees that would be removed are dead. No additional utilities will need to be brought to the site. At this time the property is not considered a farm designation. There will be no new lighting, fencing will be agreed to as well as adding a buffer zone. Exhibit A-24 was shown as a rendering of the proposed barn/pole barn. There is no maintenance of equipment done on the property.

Open Public Forum opened.

Lorraine Smith- 6 Dugan's Lane traffic concerns

Rebecca Smith 6 Dugan's Lane- tree removal

Open Public Forum closed.

Due to time constraints, the application will be carried to May 23, 2023 with no new noticing.

**Z.B. 23-6802 Sebos Properties-** Public Hearing seeking an Interpretation to confirm that the storage building is a permitted accessory use to the general construction office located at 52 Tennent Road Block 120, Lot 18 within the C-2 zone.

The Board took jurisdiction and entered exhibits A1-A23.

Board Member JoAnn Denton recused herself from this application.

Salvatore Alfieri represents the applicant.

Gina Marie DiFazio- property owner was sworn in. The property at this time was damaged by fire. The structure with the exception

of the roof was not damaged. The interior was damaged and she is working with a designer to have it repaired. The CO that was received from the Township was for General Office Work. The company does asbestos remediation, lead abatement, will replace windows doors etc. They do not do any retail selling. Ms. DiFazio is licensed by the state to do lead remediation and asbestos abatement. The applicant wants to build an 1800 square foot storage unit, to store materials and supplies specific to the business. There are no chemicals stored, or hazardous materials stored. There is no outdoor storage and they have a van for the business.

Barbara Ehlen-Planner, the property is in the C-2 zone which allows professional and business services, which she believes Sebos does. The proposed shed she believes you would expect to be needed with this type of service. The Zone also talks about business services where the occupant is licensed which Md. DiFazio is. As per the Planner C-2 allows accessory structures.

Open Public Forum-Opened

George Byran Denton 54 Tennent Road- concerns are this will be a warehouse and not storage, concerns with what they are actually storing, concerns with the size of the structure, and suggests they continue to use storage facilities within the community instead of building a 1800 square foot structure.

Mr. Denton presented exhibit O-1, rendering of proposed structure.

Open Public Forum Closed

A 23 was submitted as an e-mail from Township to Ms. DiFazio

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

A motion was made by Chairman Shapiro that the proposed use is not a professional or business service and the structure is not an accessory to the office, and seconded by Saul Mankes.

Approve the motion: Robert Renna, Kamal Viridi, Alon Salon and Chairman Shapiro

Deny the motion: Saul Mankes and Kevin Royce.

**Z.B. 22-6786 142 Amboy Road**- Continued Public Hearing seeking a Bi-Furcated Use Variance approval to construct a self-

storage/flex warehouse facility located at 142 Amboy Road, Block 172, and Lot 33 within the LC Zone.

Board Member Denton has rejoined the Board.

Salvatore Alfieri represents the applicant. Steve Cattani-Engineer, presented a new exhibit labeled A-34 Colored rendering of site plan and aerial of property was submitted and shown. Mr. Cattani explained where the subject property is located and what is in the general area of the property. The applicant is looking to build two buildings. One building is a 2 story self- storage building that is 51,000.00 square feet with internal storage units and exterior doors for accessing the units. The 2<sup>nd</sup> building will be a 132,000.00 flex use building. The access will be from Amboy Road and they have intention of extending Mill road as needed. There will be no tractor trailers on site and box trucks will be allowed. The drive aisles have been designed to make sure that all emergency vehicles have access to the site. The Township owns property near the site and have asked that we be able to access that property as needed, and they will work with the Township to ensure access. As this is a bifurcated application if approved a full site plan will be done. Stormwater will be addressed at site plan review, as well as wetlands and any fire review comments and suggestions. The self-storage units will have no outdoor storage. A fence will be installed and signage designed upon site plan review.

Justin Taylor-Traffic Engineer, various studies have been done on the site and surrounding area. There will be right turn out of the site to cut down on traffic on Amboy Road. All traffic will be sent to Tennent Road. The applicant would look to possible add improvements such as widening of road and or traffic signals. They propose 195 parking spots, and will have electric car charging stations. Mr. Taylor does not see that this application will cause a hardship to the area in regard to traffic.

Justin Auciello-Planner, according to the planner, he feels this is a low impact use of the property. The suitability of this site is within the LC zone. The area around this site has similar uses. The site is sufficiently sized to accommodate the buildings. A-31 Operational Narrative was discussed for the site. Mr. Auciello does not feel there will be any detrimental uses to the community, and promotes the Township Master Plan.

After discussion and questions, the application will be carried to May 23, 2023 with no new noticing.

A motion to adjourn at 10:13pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein