

MARLBORO TOWNSHIP ZONING BOARD
May 23, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:00 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. RENNER, MS. DENTON, MS. SIMON-EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, MR. SALON, MR. WEILHEIMER AND MR. ROYCE.

PROFESSIONALS PRESENT: LAURA NEUMANN, AUSTIN MUELLER, ESQ.

PUBLIC SESSION -- NO ONE SPOKE

Chairman Shapiro, moved that the minutes of May 9, 2023, be adopted. This was seconded by Board Member Mankes, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 22-6797 Alisa and Arthur Krivoruk-Continued Public Hearing seeking a Use Variance for a Minor Subdivision to divide the property into two new lots. Each lot to be developed with a two story single family dwelling with attached deck and driveway access from Bucks Lane, located at 11 Bucks Lane Block 213.01 Lot 48 within the LI Zone. Carried to August 8, 2023 with no new noticing

Z.B. 19-6692 Sunset Park, LLC-Public Hearing seeking a one year extension of the Preliminary and Final Major Site Plan approval, located at Texas Road, Block 103, Lot 10 within the R-60 zone. Carried to July 11, 2023

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. Carried to July 11, 2023

Z.B. 22-6800 Parker Family Farm 5 Dugans Lane-Continued 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. Carried with no new date scheduled, will re-notice once there is a new date.

Z.B. 16-67570A Collier Services-Public Hearing seeking approval to amend the condition of approval to allow the use of the six temporary classrooms for an additional five years located at Pleasant valley Road, Block 153, Lot 38 & 47 within the CF zone.

The Board took Jurisdiction and entered exhibits A1 - A 18

Attorney John Guinco represented the Collier School. The applicant is asking for a 5 year extension to continue the use of the portable trailers that are being used as classrooms. The applicants is continuing their fundraising initiative to expand the school, but due to circumstances beyond their controls they were not able to achieve their goal. The trailers are inspected 2 times a year by the Township Fire Inspector, they are monitored by C.S.S., and they have been inspected by the architect and are maintained by William Scottsman and the in house handyman. The trailers, walkways, decks etc. are all in good condition. If the school reaches its fundraising goals earlier than the 5 years, they will remove the trailers.

Open Public Forum opened.

Open Public Forum closed.

Motion to approve the 5 year extension was offered by Chairman Shapiro, 2nd by Saul Mankes

Approve: Ms. Denton, Mr. Mankes, Mr. Renna, Ms. Simon Ehlin and Chairman Shapiro.

Z.B. 23-6805 DiMarco-Public Hearing seeking Bulk Variance approval to exceed permitted lot coverage of existing pool and patio located at 14 Rosen Drive Block 268.02, lot 7 within the FRD zone.

The Board took jurisdiction and entered exhibits A1-A17

Anthony DiMarco of 14 Rosen Drive represented himself and was sworn in. When Mr. DiMarco had a pool put in they changed a paver patio to concrete and caused a lot coverage overage. The allowable lot coverage is 28% and the area of coverage is 31%. There have been no complaints of drainage issues due to this change.

Open Public Forum opened.
Open Public Forum closed.

Motion to approve the Bulk Variance was offered by Chairman Shapiro, 2nd by Saul Mankes

Approve: Ms. Denton, Mr. Mankes, Mr. Renna, Ms. Simon Ehlin and Chairman Shapiro.

Z.B. 23-6318 Caliskan- Pubic Hearing seeking a Bulk Variance to construct a 2nd floor addition to existing dwelling located at 196 Greenwood Avenue block 104 lot 2 in the R30/20 zone. Carried to August 8, 2023, with new noticing required.

Z.B. 21-6754 Vision Marlboro, LLC- Memorialization denying a Use Variance approval to construct a storage facility consisting of three total buildings. 2, two story buildings, 1, one story office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone was offered by Chairman Shapiro, 2nd by Ms. Denton.

Approve: Mr. Renna, Ms. Denton, Ms. Simon-Ehlin and Chairman Shapiro.

A motion to adjourn at 7:50pmpm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

