

MARLBORO TOWNSHIP ZONING BOARD
September 12, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:34 p.m.

SALUTE THE FLAG

VICE CHAIRMAN WEILHEIMER 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. WEILHEIMER, MR. ROYCE, MS. DENTON AND MR. RENNER

ABSENT: MR. MANKES, MR. SOLON, MR. VIRDI, MS. ADELE SIMON-EHLIN AND CHAIRMAN SHAPIRO.

PROFESSIONALS PRESENT: LAURA NEUMANN, AND RON CUCCHIARO.

PUBLIC SESSION -- NO ONE SPOKE

Vice Chairman Weilheimer, moved that the minutes of August 8, 2023, be adopted. This was seconded by Board Member Royce, and passed on a roll call vote of 3 - 0 in favor.

Z.B. 22-6793 Marlboro Dream Development-Continued Public Hearing seeking Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone. Carried to October 10, 2023 with no new noticing.

.

Z.B. 23-6803 Christopher Pizzirusso-Public Hearing seeking a Bulk Variance to approve increased impervious coverage and accessory structure coverage associated with in-ground pool,

cabana and patio located at 165 Dutch Lane Road Block 360.01 Lot 3 within the R-80 zone. Carried to October 24, 2023 with no new noticing.

Z.B. 23-6811 Building Management Co., LTD- Public Hearing seeking a Bulk Variance to remove all existing features to construct a 5 bedroom dwelling with paved driveway, three car garage, deck, patio and pool located at 93 Buckley Road Block 417 Lot 10 within the R-80 Zone.

The Board took Jurisdiction and entered exhibits A1 - A21

Mr. S. Moskovitz, appeared on behalf of the applicant. Mr. Michael Roth-Engineer was sworn in. The site plan exhibit A-19 was shown. Page 2 shows 93 Buckley Road which is 1.3 acres and situated in the R80 Zone. The property has preexisting non conformities. The present house with a detached garage will be demolished and a new 5 bedroom single family dwelling is being proposed. The new home will have a swimming pool and a driveway. There will be an improved septic system on the property. They will add a landscape buffer, there will be enough parking and there are no wetlands on the property. They will be able to comply with all technical comments. They have approval from Freehold Soil and will continue to seek any other approvals needed. The home will be a 2816square feet 2 story SFD. The engineer introduced A-22 labeled Architecture rendering.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve was offered by Vice Chairman Weilheimer, 2nd by Robert Renna

Approve: Ms. Denton, Mr. Royce, Mr. Weilheimer, and Mr. Renna.

Z.B. 23-6814 Alex Papirnik- Pubic Hearing seeking a Bulk Variance to construct an in ground swimming pool and cabana, extend existing retaining wall and install recharge trench located at 10 Silver Leaf Drive block 413 lot 38.05 in the R-20 zone.

The Board took jurisdiction and entered exhibits A1-A22

Salvatore Alfieri, appeared on behalf of the applicants.

Eli Halpert-Engineer/Planner was sworn in. The applicant is 10 Silver Leaf Drive in the R-20 zone. The applicant is looking to install a cabana with landscaping and a pool. Various variances will be needed to coverage and setbacks. A new drywell will be installed to capture any run off. Soil borings were performed. At this time there are no drainage issues, and the improvements will not cause any drainage issues. All technical comments will be addressed and adhered to. There will be no detriment to the community. The present retaining wall will need to be raised. A-23 Aerial of the property was presented. The 2018 resolution for this property states there should not be a cabana or pool. The pool will need to be shifted to remove variance need. The applicant will eliminate the cabana to adhere to the 2018 resolution. They will add an open air pergola

Open Public Forum opened.

No one spoke.

Open Public Forum closed.

Motion to approve the bulk Variance was offered by Vice Chairman Weilheimer, 2nd by Robert Renna.

Approve: Ms. Denton, Mr. Royce, Mr. Weilheimer, and Mr. Renna.

Z.B. 23-6816 Siddharth Patel-Public Hearing seeking a Bulk Variance to construct a 90' x 45' sports court in the rear yard located at 315 Sinclair Court, Block193.05 Lot 39 within the R-40/30 zone.

The Board took jurisdiction and entered exhibits A1-A19

Siddharth Patel, was sworn in. The resident is looking to install a 90 x 45 sport court to the rear of the back yard. There will be several variances needed. The sport court is being added to the rear of the lot due to a large slope on the property. They will add more landscaping as needed. The sport court is the size because they want to use as a tennis court. No lighting will be added. After some questions regarding stormwater, the application will be carried to 12/12/23.

Z.B. 21-6729 405 Route 9- Memorialization granting a one year extension of time for property located at 405 Route 9, block 288, lots 370 and 371 in the C-3 zone. Was motioned by Vice Chairman Weilheimer and 2nd by Mr. Royce.

Approve, Kevin Royce, Mr. Weilheimer and Ms. Denton.

Z.B. 22-6797 Alisa and Arthur Krivoruk-Memorialization granting 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 the next meeting.

Z.B. 22-6786 142 Amboy Road- Memorialization granting a Bi-Furcated Use Variance approval to construct a self-storage facility located at 142 Amboy Road, Block 172, and Lot 33 within the LC Zone was motioned by Mr. Renna, 2nd by Ms. Denton.

Approve-Mr. Royce, Mr. Renna and Ms. Denton.

Z.B. 23-6812 Louis & Gina Marie Vaccaro- Memorialization granting a Bulk Variance for a previously constructed deck and pool located at 2 Farrell Lane, Block 348 Lot 2 within the R-30/20 zone was motioned by Vice Chairman Weilherimer 2nd by Ms. Denton.

Approve-Mr. Royce, Mr. Weilheimer and Ms. Denton.

A motion to adjourn at 8:55pm, was offered by Vice Chairman Weilheimer. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein