

MARLBORO TOWNSHIP ZONING BOARD

June 11, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN Shapiro at 7:30pm.

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. ACKERMAN, Mr. Royce, MR. SALON, Ms. Tyagi, MR. RENNA, MS DENTON AND CHAIRMAN SHAPIRO.

ABSENT: MR. MANKES

PROFESSIONALS PRESENT Drew Pavlick, Engineer, Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of May 28, 2024 be adopted. This was seconded by Board member Denton, and passed on a roll call vote of 4 - 0 in favor.

Z.B.23-6822 Suncrest Builders- Continued Public Hearing to approve a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone. Carried to August 13, 2024.

Z.B. 23-6828 Steven DiMaggio-Public Hearing seeking Bulk Variance approval to construct a 31 foot x 31 foot (961 square foot) basketball court in the rear yard of the existing dwelling located at 54 Crine Lane block 193.07 lot 7 within the R40/30 zone. Carried to July 9, 2024 with new noticing.

Z.B. 24-6837 Arthur & Sonya Royzner-Public Hearing to approve Bulk Variance to construct an in-ground pool with associated paver walk, retaining wall, vinyl pool fence, and lighting located at 353 Salinger Court, block 193.08, lot 16 within the R-40/30 zone.

The Board took jurisdiction and entered exhibits A1-A20.

Arthur Royzner, homeowner appeared on behalf of the application. Applicant is looking to install an in ground pool. The property has an irregular shape and has wetlands on the property.

Kevin Shelly-Engineer presented on behalf of the applicant. In the rear of the property there is a tributary to Deep Run. The applicant is looking to install a 686 sf in ground pool north of the driveway that includes a fence and paver patio. The property is on a cul-de-sac and which adds to its irregular shape and a large conservation area. These constraints causes the need for a variance. The applicant is able to adhere to all technical comments.

Open Public Forum
Open Public Forum Closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Renna

Approve: Mr. Solon, Ms. Denton, Ms. Ackerman, Mr. Royce, Mr. Renna, Ms. Tyagi and Chairman Shapiro.

Z.B. 24-6836 Allyson Dwyer-Public Hearing to approve Bulk Variance approval to construct approximately 1,200 sf of additions consisting of 1st and 2nd floor building additions, a covered porch, deck and entry, located at 47 Dutch Lane Road, block 420 lot 8 within the R-80 zone.

The Board took jurisdiction and entered exhibits A1-A19.

Robert Stenger-Homeowner is looking to get bulk variance approval to add a2nd floor addition and porches to the property.

Al Shissias-Architect presented A-14 Site Plan. The home was built in 1860. The home is presently 2 bedroom and 1 bathroom. They are looking to add more bedrooms, another bathroom, mud room, pantry and a flexible space to be used as needed. They

will also be adding three covered porches. The property is an undersized lot. The property at this time has non-conforming aspects. The requested variances will be for building coverage, accessory structure. They agree to comply with all comments in the CME review. They do not expect to have any tree removal. There are no present drainage issues and all drainage will follow the natural flow. There is an above ground oil tank that will be removed. The present driveway is stone and it will remain stone.

Open Public Forum
Open Public Forum Closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Renna

Approve: Mr. Solon, Ms. Denton, Ms. Ackerman, Mr. Royce, Mr. Renna, Ms. Tyagi and Chairman Shapiro.

Z.B. 24-6838 Arsim & Ejona Qormemeti-Public Hearing seeking to construct an in-ground pool with associated retaining wall within the required Pine Brook Stream Corridor Buffer. Additional improvements include replacing the existing concrete patio with pavers, removing the existing shed and concrete walkway, and upgrading the existing fence to be compliant with pool fence requirements located at 30 Marc Drive block 299 lot 41 within the FRD zone.

The Board took jurisdiction and entered exhibits A1-A19.

Ejona Qormemeti, homeowner appeared on behalf of the application. The applicant is looking to build a pool within 100 feet of the stream corridor.

Dominick Disesare-General Manager from the pool company. The pool would be built 100 feet within the stream. There will be no tree removal, they will comply with all DEP regulations. Will ensure that all drainage will be steered towards the street and not stream. There is a shed that will be removed. The pool will be salt water. They will comply with all Engineer comments.

Open Public Forum
Open Public Forum Closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Renna

Approve: Mr. Solon, Ms. Denton, Ms. Ackerman, Mr. Royce, Mr. Renna, Ms. Tyagi and Chairman Shapiro.

Z.B. 23-6823 Fathi & Hanan Boktor-Public Hearing to approve Bulk Variance to legalize existing two (2) backyard gazebos over an existing concrete patio in the rear yard of their property located at 49 Cannonade Drive. Block 404 lot 27 within the PAC zone.

The Board took jurisdiction and entered exhibits A1-A19.

Fahti and Mirna Boktor appeared on behalf of the application. They are looking to have two previously installed gazebos legalized. The neighbors has taken down trees removing any privacy they may have had. They could not testify to the height of the gazebos. There are no utilities in the gazebo.

Open Public Forum

Mary Pearson 48 Damascus Drive-resident has concerns regarding water issue, height of structures, concrete pad installed, trees that are dying, and set back issues. Mary Pearson presented the Board with pictures and a narrative.

Open Public Forum Closed.

After questions, the Board decided to not have a decision and have the area inspected by the Code Enforcement Officer, review the Zoning Officer denial. They will be carried to July 9, 2024 with no new noticing.

Z.B. 24-6839 Eraldo and Lina Maglara-Memorialization granting a Bulk Variance approval to construct 745 sf of improvements consisting of a basement level patio, first floor level paver patio with first floor covered porch and walkways, located at 102 Chardon Drive, block 160, lot 74 within the R-40/30 zone was offered by Chairman Shapiro and 2nd by Ms. Denton.
Approve-Mr. Salon, Ms. Denton, Ms. Ackerman and Chairman Shapiro.

A motion to adjourn at 8:17pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein

