

MARLBORO TOWNSHIP ZONING BOARD

July 9, 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, MR. RENNA, MS DENTON, MR.MCGRAW AND CHAIRMAN SHAPIRO.

ABSENT: MR. MANKES and MS. TYAGI

PROFESSIONALS PRESENT Laura Neumann, Engineer, Austin Mueller, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of June 11 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 6 - 0 in favor.

Z.B. 23-6823 Fathi & Hanan Boktor- Continued 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. Carried to August 13,2024 with no new noticing.

Z.B. 24-6841 Alex Moshkovych-Public Hearing seeking Bulk Variance to construct a 6 foot high white vinyl fence to enclose the front yard located at 2 Bluebird Lane block 412.06 lot 2 within the PAC-II zone. Carried to August 13, 2024 with new noticing.

Z.B. 23-6831 Sebos Properties-Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, with a 2nd floor addition and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone. Carried to the September 10, 2024 meeting with no new noticing required.

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.

The Board took jurisdiction and entered exhibits A1-A22.

Philomena DiMaggio appeared on behalf of the application. The residence is located at 54 Crine Lane. They are looking to install a half basketball court in the rear yard. The home is on the corner which causes a safety hazard to their children if the basketball hoop stays on the driveway. The lot is less than 60,000.00 square feet so they require a variance. The lot is 36,000.00 square feet. The lot coverage with the half court is well within the allowable minutes. There will be no change to grade on the property no lights will be installed and at this time no trees will be removed.

Open Public Forum-Opened
No one spoke
Open Public Forum Closed.

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

Approve: Mr. Royce, Mr. Renna, Ms. Ackerman, Ms. Denton, Mr. McGraw, Mr. Salon and Chairman Shapiro

Z.B. 24-6842 Carmine and Serina Gallo-Public Hearing seeking Bulk Variance approval to construct approximately 1,300 sf of improvements consisting of a one story addition to the dwelling and a new covered porch. The existing asphalt driveway will be expanded by approximately 240 sf located at 1 Canadian Woods Road block 312, lot 138 within the R-20 zone.

The Board took jurisdiction and entered exhibits A1-A20.

Carmine and Sarina Gallo appeared on behalf of their

application. The applicant is looking to add an addition to the home to allow their mother to move in due to health issues. The addition will have living quarters, bathroom, bedroom. It will not have a full kitchen, and there will be an exit/entrance in the addition. The home will have one set of utilities and will not be used as a two family home. There will be a covered area, and the driveway will be expanded. There will be no tree removal and they expect the demolition and rebuild to be done in one phase.

Open Public Forum-Opened
No one spoke
Open Public Forum Closed.

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

Approve: Mr. Royce, Mr. Renna, Ms. Ackerman, Ms. Denton, Mr. McGraw, Mr. Salon and Chairman Shapiro

Z.B. 22-6778 Wooleytown Associates, LLC-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone.

The Board took jurisdiction and entered exhibits A1-A43.

Salvatore Alfieri appeared on behalf of the applicant. The applicant is looking to construct a 3000 square foot office building, 15,000 square feet flex space and a 5500 square foot flex space. The property is on 2.9 acres and is in two zones. It is located in the C-2 Zone and the RSC zone. The applicant will not allow any tractor trailers or recreational uses on the property. The units will be for small businesses, and trade business. There will be no medical offices. Buy/Sell letters were sent out and no responses were returned. Thus was marked as A-44.

John Plosknoka Engineer was sworn in. The plans were prepared by Mr. Plosknoka for this project. A-45 was submitted listed as outline of existing conditions. The property is oddly shaped. A-46 labeled Colorized Site Plan shows the building, driveway, stormwater and landscape. The property will have 3 buildings, driveway and stormwater basin. The applicant has an LOI from the DEP, and no wetlands will be disturbed. 35 parking spaces will

be on the property. The drive isle will be 25 foot wide. There are varying variances and design waivers that they are asking for, which the Planner will review. No pesticide report was done, but will be done if requested. The flex space is a low intensity use. All buildings will be buffered from the neighbors. Will meet all requirements of the DEP, Engineer Report and all outside agencies approvals. Landscaping will have 199 trees and shrubs, any lighting will not shine onto neighboring properties. Will comply with all Fire Bureau requirements. There will be a stream quarter buffer. The Board feels there are many missing items to this application. They want updated plans, soil testing and vegetation plan.

Gregg Rogers-owner of property- has grown up in the community and believes this project allows people to be able to work in their own community. There will be no tractor trailers, no recreational uses, they are looking for plumbers, contractors, electricians, office space and storage of equipment. A-47 was submitted as architectural plans for the site. The building according to Mr. Rogers fits well into the community. There will entry doors and an overhead door. The smaller flex space will have 4 units and the larger one will have 6 units. They will add sidewalks if the Township requests them. There will be no outside storage, will not store any chemicals. The Board felt the architect plans were not in keeping with a community and would be happy to change them as needed.

John Rea-Traffic Engineer- a Traffic Impact Analysis was done in 2022. The peak hours are 7-10am and 3-6 pm. The trips were Morning peak had 29 vehicles entering 10 vehicles exiting. Afternoon peak had 16 vehicles entering and 31 vehicles exiting. The applicant will be requesting from Monmouth County a left turn bypass lane. This should ease the traffic and the accidents that seem to occur in the area. The counts took into effect a 3 year growth of the area. The level of service on the intersection of Tennent and Wooleytown is a C. The Board feels the study needs to be revised and updated and take into effect Route 520 and Tennent and Route 79 and Tennent Road.

After discussion it was decided there were various plans and reports that need to be submitted to the Board for further review. The application will be carried to October 22, 2024.

Z.B. 24-6837 Arthur & Sonya Royzner-Memorialization granting Bulk Variance approval 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 was offered by Chairman Shapiro and 2nd by Mr. Renna.

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

Z.B. 24-6836 Allyson Dwyer-Memorialization granting 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 was offered by Chairman Shapiro 2nd by Mr. Renna.

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

Z.B. 24-6838 Arsim & Ejona Qormemeti-Memorialization granting Bulk Variance approval 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 was offered by Chairman Shapiro 2nd by Mr. Renna.

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

A motion to adjourn at 9:10pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein