

**MARLBORO TOWNSHIP ZONING BOARD**

**October 8, 2024**

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

SALUTE THE FLAG

VICE CHAIRMAN SOLON 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. ROYCE, MR. MANKES, MR. RENNA, MS DENTON, MR. MCGRAW, MS. ACKERMAN, MS. TYAGI AND MR. SOLON.

ABSENT: ROBERT RENNA AND CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT Jordan Rizzo, Engineer, Ron Cucchiaro, Esq.

**PUBLIC SESSION**

**No one spoke**

**Public Session Closed**

Vice Chairman Solon moved that the minutes of September 24, 2024 be adopted. This was seconded by Board member Denton, and passed on a roll call vote of 7 - 0 in favor.

**Z.B 24-6847 Iryna & Aleksei Pavinich-carried to the next meeting October 22, 2024 with no new noticing**

**Z.B.23-6822 Suncrest Builders**-carried to a meeting in 2025, to be announced at the reorganization meeting. There will be new noticing.

**Z.B. 24-6850 Anil Jain**-Public Hearing seeking Preliminary and Final Major Subdivision and Use Variance approval to adjust the lot lines to create proposed Lots 15.01, 15.02, and 15.03 which will be 0.212 acres, 0.540 acres, and 0.459 acres, respectively.

Proposed Lot 15.01 will contain the existing residential improvements from Lot 15 and will include a new driveway and concrete driveway apron to provide direct access to Hobart Street located at 9, 22 & 15 Hobart Street. Block 223, Lots 15, 16 & 17 within the C-1 zone.

The Board took jurisdiction and entered exhibits A1-A19 Center.

Salvatore Alfieri, appeared on behalf of the applicant. The applicant is looking to move lot lines to create 3 separate tax lots. The home on one of the lots will remain.

Patrick Ward-Engineer, submitted new exhibit A-20 Rendering of property & proposed changes. The property is on Hobart Street in the C-1 Village zone. The applicant wants to make three single family lots. Lot will remain the same with the single family home that presently exists on the property. Lot 16 is vacant has an asphalt driveway that will be removed. Lot 17 is

the biggest of the lots. The future lots will be 15.01, 15.02 and 15.03. There will be a 5 feet strip that will be dedicated as a right of way. 15.01 will stay the same with the exception of adding a driveway to the garage. The future lots will contain 3000 square feet homes, with a driveway and a possible future pool. If the properties are built according to the plans, no future variances will be needed. The homes will have public utilities and no stormwater management plan is needed. The subdivision will be filed by a PLAT. There will be one area on the lots that will be deeded, that it cannot be developed. The applicant will install drywells as required and will address all technical comments as well as soil testing.

Christine Nazarro Cofone-Planner, submitted A-22 Overhead view of neighborhood. The land is in the C-1 Village zone, that only allows existing homes and no new homes. The variance is required for the two new lots and homes. This site is suitable for these two lots, because they can blend into the neighborhood seamlessly. Criteria G- is there appropriate space and location for the proposal. The planner feels there is, and it has sufficient parking. Criteria M is this efficient use of the land, the Planner believes it is. There will be no substantial detriment to the community if this is approved.

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

A motion to approve the Preliminary and Final Major Subdivision Plan with Use variance approval was offered by Vice Chairman Salon 2<sup>nd</sup> by Mr. McGraw

Approve: Mr. Royce, Ms. Tyagi, Ms. Denton, Mr. McGraw, Mr. Salon and Ms. Ackerman

Deny: Mr. Mankes

**Z.B. 24-6854 Rick Bachman**-Public Hearing seeking Bulk Variance approval to construct a one story 992 sf addition to existing dwelling with additional patios in the front and rear yard, located at 33 Sudbury Road, block 267 lot 28 within the R-20 zone.

The Board took jurisdiction and entered exhibits A1-A18 Center.

Salvatore Alfieri appeared on behalf of the applicant. The applicant is seeking to add an addition to the existing home. The house is located to next to a Township paper street, that Mr. Bachman tried to purchase to avoid needing the variance, but was not allowed to purchase the property by the Township.

Mr. Bachman was sworn in. the resident is 33 Sudbury, they live in the home for approximately 11 years. At this time they need to add 2 bedrooms a laundry room and a bathroom for family members that will need to move in for health reasons. There will be no new kitchen, this will be a one family home, one mailbox, one set of utilities. They will need to move the AC have some tree removal and will install a drywell as required. They can address al technical comments in the Engineer report.

Andrew Podberezniak-Architect, the addition is to the right of the home with a small patio. It will be a one story addition 2 bedrooms a laundry room and bathroom. At this time there is a separate entrance that if the Board prefers, they can remove. The exterior will match the present look of the house.

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

A motion to approve the requested Bulk Variaince was offered by Vice Chairman Solon, 2<sup>nd</sup> by Mr. Mankes.

Approve: Approve: Mr. Royce, Ms. Tyagi, Ms. Denton, Mr. McGraw, Mr. Salon, Mr. Mankes and Ms. Ackerman

**Z.B. 24-6843 J. Haugh Cranes, Inc.-** Memorialization approving Use Variance approval to utilize existing building as a crane rental service business located at 260 Tennent Road block 172, lot 49 within the LC zone was offered by Vice Chairman Solon, 2<sup>nd</sup> by Mr. McGraw.

Approve:Mr. Royce, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Ms. Ackerman.

**Z.B.24-6845 Hindu American Temple and Cultural Center-** Memorialization granting Preliminary and Final Major Site Plan with Use and Bulk Variance approval to construct a 10,903 sf community center to include paver walkways, concrete handicap ramp, pavement striping, and an ADA compliant parking space with 3 underground stormwater basins located at Texas Road and Wooleytown Road block 147, lot 17.01 within the LC zone was offered by Vice Chairman Solon 2<sup>nd</sup> by Mr. McGraw.

Approve:Mr. Royce, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Ms. Ackerman.

A motion to adjourn at 8:19pm was offered by Vice Chairman Solon And one vote was cast.

Respectfully submitted,  
Suzanne Rubinstein