

MARLBORO TOWNSHIP ZONING BOARD
October 22, 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: MR. ROYCE, MR. RENNA, MS DENTON, MR.MCGRAW, MS. ACKERMAN, MR. SOLON AND CHAIRMAN SHAPIRO.

ABSENT: SAUL MANKES AND CRAIG MCGRAW

PROFESSIONALS PRESENT Laura Neumann, Engineer, Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of October 8, 2024 be adopted. This was seconded by Board member McGraw, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 22-6778 Wooleytown Associates, LLC-Continued 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 Road, Block 120, Lot 47 within the C-2 zone. Carried to December 10, 2024 with no new noticing.

Z.B. 24-6852 Franlee Olivares-Public Hearing seeking Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located

at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone. Carried to November 12, 2024 with new noticing

Z.B 24-6847 Iryna & Aleksei Pavinich-Public Hearing seeking a Bulk Variance to construct a 2nd floor on the existing dwelling and renovate the first floor and basement, located at 11 Laurel Lane Block 268, Lot 28 located within the R-80 zone.

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

William Doran-Architect appeared on behalf of the applicant. The applicant is looking to build an addition on an undersized lot. The deficiencies are all from pre-existing conditions. The applicant is looking to do renovations to the first floor and add a 2nd story to the home. The existing deck will stay, the damage to the blocks and will be repaired and they do not expect any tree removal. The home is undersize and does not meet the zone requirements for frontage, width, depth and are specifically asking for a side yard set back variance.

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

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

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

Z.B. 24-6853 Ruth Reider-Public Hearing seeking Bulk Variance to construct a 6 foot high chain link fence along the rear property line located at 70 Edgewood Road block 180, lot 83.55 within the R40/30 zone.

The Board took jurisdiction and entered exhibits A1-A20 Center.

Salvatore Alfieri appeared on behalf of the applicant. The applicant is looking to install a fence on rear of the property line. The property is a corner lot. The applicant is installing a pool and is requesting the fence for privacy. They agree with all technical comments and will install landscaping as required

as per Township Ordinance.

Open Public Forum-Opened

No one spoke

Open Public Forum Closed.

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

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

Z.B.24-6855 414 Texas Road- Public Hearing seeking Amended Preliminary and Final Site Plan and Use Variance to construct a one story flex warehouse and office located at 414 Texas Road block lot27 within the LC zone.

The Board took jurisdiction and entered exhibits A1-A22

Salvatore Alfieri appeared on behalf of the applicant. In 2022 the Board approved flex warehouse space for Artic Air. They have recently sold the property and the new owners are here for an amended Preliminary and Final Site Plan approval. The intended use of the property is a lower intensity and requires less parking.

Ryan McDermott-Engineer, presented new exhibit A-23 Aerial picture of property. The property site is in the LC zone, is 9.4 acres in size with a single family dwelling. The property has wetlands and they are actively working with the DEP on the LOI. The majority of the property is wooded. The property is surrounded by mostly industrial properties. A-24-Colorized site rendering was submitted with A-25-Original site plan for Artic Air. The development of the property will stay basically the same in regard to lighting, stormwater, landscaping driveway and parking lot. The applicant is looking to have 19 tenants. The footprints are the same for the two buildings. The new application will have 16 drive in doors as opposed to 4. Will add bollards adjacent to parking area, there will be no sidewalks and the concrete curbs will remain the same. There will be 171 driving spaces as opposed to 202 spaces previously proposed. They will have the required amount of EV charging stations. There will be two trash enclosures. All utilities stay the same and they will have a septic system for the property. The entrance signage stays the same, but there will be individual signs for each business. All technical comments will be addressed.

Kamlesh Shah-Architect. The change to the architecture of the building is that it will be divided into 19 separate units of varying sizes. There is also a change to the material used on the building for aesthetic reasons.

Patrick Downey -Traffic Engineer. The main difference in the traffic review, is that it is being cut in half with regard to intensity. 25 % of the building will be used for recreation. After discussion the amount of recreation allowed will be 20%. They can comply with any technical comments.

John Taikina-Planner. The application requires use variance with all proofs stay on the record. There is no detriment to the community. The positive is, the building will be smaller and have a less intense use.

Each business has its own signage. The hours of operation may go up if recreation is installed. They will comply with all requirements of the Flex Space Ordinance. Will agree to 20% recreation use.

Open Public Forum-

Harold Zullow 311 Timber Lane Drive-Occupancy of building and stormwater.

Kumar Kiran 211 Sorrel Drive-Storage of hazardous material, no 24 x 7 activities and traffic

Open Public Forum Closed.

A motion to approve the Amended Preliminary and Final Site Plan was offered by Chairman Shapiro and 2nd by Mr. McGraw

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

Z.B. 24-6854 Rick Bachman-Memorialization granting 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 was offered by Chairman Shapiro 2nd by Sharon Ackerman

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

Z.B. 24-6848 Anil Jain-Memorialization granting 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 was carried to the next meeting.

A motion to adjourn at 8:36pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein