

MARLBORO TOWNSHIP ZONING BOARD

April 27, 2021

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL 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 ON January 16, 2021; 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. DIGRANDE, MR LEVIN, MR. POWERS, MR. WEILHEIMER, MR. YOZZO (arrived late), MR. ZWERIN and CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI AND MR. SOLON

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Steve Tombalakian ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Motion to approve the March 23, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Powers, all approve

Z.B. 21-6733 Antonio Randazzo- Public Hearing seeking a Bulk Variance to construct a pool and patio located at 15 Canadian Woods Road. Block 312, Lot 144 within the R20 Zone

The Board took jurisdiction and entered evidence A-1- A-18

Mr. Randazzo represented himself and was sworn in. This application was received in Zoning and in error was approved. Once the error was realized, Mr. Randazzo was immediately advised that he would need to appear before this Board. The proposed pool is 100 feet from a stream located near his

property. This stream impacts many homes in the community and there are homes with pool. Laura Neumann Board Engineer has no objections to this application if the Board is in favor to permit.

Public Hearing opened.

No one present to speak

Public Hearing closed

Motion to approve a Bulk Variance to construct a pool located at 15 Canadian Woods Road, Block 312, Lot 144 within the R20 Zone was made by Chairman Shapiro and 2nd by Ms. DiGrande.

Approved by Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Zwerin and Chairman Shapiro

Z.B. 21-6731 Castaneda-Public Hearing seeking a Bulk Variance to construct a shed in the eastern rear corner of the lot located at 1 Heron Drive, Block 412, Lot 33 within the R060 Zone.

The Board took jurisdiction and entered evidence A-1- A-19

Mr. Castaneda represented himself and was sworn in. Mr. Castaneda is looking to relocate his shed to far right corner of his property. This property is a corner lot. Shed will be placed on gravel. The height is in compliance with Township Ordinances, but the shed is larger than the ordinance allows. The placement of the shed is proposed to be 5 feet from the side of the property line and 7-8 feet from the back of the home. The property that is behind this home is Township owned.

Public Hearing Opened.

Yetful Tsay and Hsiu-mei Tsay of 3 Heron Drive, sent an e-mail that was read into the minutes. The residents of 3 Heron Drive are requesting that the Board abide by the existing Zoning Ordinances during its deliberation of this Variance request.

Public Hearing closed.

A motion was made by Chairman Shapiro to grant a Bulk Variance to construct a shed in the eastern corner of the property, 2nd by Approved by Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Zwerin and Chairman Shapiro

Z.B. 19-6686A- Lucas Holdings, LLC- Public Hearing seeking a Use Variance approval to utilize a portion of the property as a truck terminal, located at 173 Amboy Road, Block 178, and Lot 292 within the IOR Zone. Application has been tabled to June 8, 2021. New noticing will be done.

Z.B. 18-6670A Tennent Road Wash and Lube- Public Hearing seeking an Amended Preliminary and Final Site Plan approval to eliminate the lube use, located at 6 Tennent Road Block 122, Lot 33 within the C2 Zone

The Board took jurisdiction and entered evidence A-1- A-26

Board members Mr. Powers and Mr. Weilheimer have recused themselves.

The applicant was represented by Marc Policastro. This application to amend a previously approved site plan by removing the vehicle lube center that was originally approved.

Mr. Cramner- Engineer was sworn in. Mr. Cramner was responsible for all drawings and reports that came before this Board. This applicant came before this Board in 2019 for a Bifurcated application.

Since the approval of the car wash and vehicle lube center the applicant has decided to delete the vehicle lube center. The building size will decrease and get narrower and will have improved vehicle circulation. The setback amounts have increased from the property lines. The vacuum stations will be increased to 11 ½ feet wide. The vehicles will enter through a gate once the fee is paid. The applicant will have 2 on site employees. The stormwater system will be similar to the original plan and will be an infiltration system. There will be 6 signs on site. The car wash will be automated there will be no detailing. All mechanics for the car wash and vacuum stations will be housed in the building which will significantly cut down on any noise concerns. There will be 2 detention basins on site. The applicant will comply with all comments in the Engineer Review.

Mr. Andrew Trocchia- Architect was sworn in. The building is 3320 square foot building that has a car wash tunnel, small office, and bathroom and equipment room. The equipment room will house all mechanicals. There are various building materials on the façade of the building. The signage is internally lit letters.

Christine Cofone- Planner was sworn in. The building has gone through many modifications to decrease the intensity of the project. There are fewer variances needed for this new application. Ms. Cofone believes there is no detriment to the community and the look of the building will be pleasing to the community.

Public Hearing opened

No one was present to speak
Public Hearing Closed

A motion to approve an Amended Preliminary and Final Site Plan approval to eliminate the lube use, located at 6 Tennent Road Block 122, Lot 33 within the C2 Zone was offered by Chairman Shapiro and 2nd by Mr. Yozzo

Approved by Ms. DiGrande, Mr. Levin, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro

A motion to adjourn at 7:50pm p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Z.B. 20-6723 Real Edge, LLC- Memorialization granting a Use Variance approval to sub divide the approximate 0.8 acre property into two lots, located at 14 Wooleytown Road and Sorrel Road, Block 120.02, Lot 38 within the RSCS Zone was offered by Chairman Shapiro and 2nd by Ms. DiGrande

Approved by Ms. DiGrande, Mr. Levin, Mr. Powers, and Chairman Shapiro

Motion to adjourn at 8:29pm was offered by Chairman Shapiro 2nd by Alan Zwerin, all approve.

Respectfully submitted,

Suzanne Rubinstein