

**MARLBORO TOWNSHIP ZONING BOARD**

**July 9, 2019**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: MR. SOLON, MR. VERDI, MR. ZWERIN, MR. WEILHEIMER,  
CHAIRMAN SHAPIRO, MS. DiGRANDE, MR. POWERS

ABSENT: MR. YOZZO

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & MR. STEVEN R. TOMBALAKIAN, ESQ.

A motion to approve the minutes of February 26, 2019 was offered by Chairman Shapiro, seconded by Mr. Powers. In favor, Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, Mr. Powers and Chairman Shapiro.

A motion to approve the minutes of March 12, 2019 was offered by Chairman Shapiro, seconded by Mr. Powers. In favor, Mr. Weilheimer, Ms. DiGrande and Mr. Powers.

A motion to approve the minutes of March 26, 2019 was offered by Chairman Shapiro, seconded by Mr. Powers. In favor, Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, Mr. Powers and Chairman Shapiro.

A motion to approve the minutes of April 9, 2019 was offered by Chairman Shapiro, seconded by Mr. Powers. In favor, Mr. Solon, Mr. Virdi, Mr. Zwerin, Ms. DiGrande, Mr. Powers and Chairman Shapiro.

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

**Z.B. 16-6584    Tuhap Holdings, LLC.- Public Hearing -Use Variance**

The Board took jurisdiction and entered evidence A-1 through A-31

Ray Raya, Esq. represented the Applicant and stated that the Applicant owns and operates an industrial steam cleaning business on the property. Salvatore Alfieri, Esq. was the initial counsel for the Applicant. Two prior public hearings were held before the Board on September 27, 2016 and March 28, 2017.

The applicant initially applied for a use variance to convert the existing single-family dwelling into a multi-family use and retain the commercial use of the property, as mixed residential whereby commercial uses are not otherwise permitted in the C-2 Zone. No site improvements were proposed in conjunction with this application other than conversion of the dwelling. The applicant amended the application to eliminate the conversion of the dwelling structure for multi-family use, but instead use the dwelling for its commercial business operations, though permitting an employee of that business to reside. The proposed mixed use of the existing dwelling on the property requires a use variance.

Laura Newmann, P.E., P.P. reviewed her report regarding the proposed mixed use of the property is not permitted and that the property had several existing non-compliant conditions based on the 1997 Resolution (Res. #97-5770).

Since no improvements were not being proposed, the Applicant did not seek amended site plan approval, other variances or design waivers.

The Applicant's principal, Dominick LaRuffa, testified that since the dwelling is in poor condition, the business has been operating out of trailers parked on the property, which was not permitted within the C-2 Zone. Mr. LaRuffa reinstated that the Applicant is seeking to convert the existing dwelling into a multi-family dwelling, and to allow the continued usage of trailers associated with the industrial steam cleaning business.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Solon. In favor: Ms. DiGrande, Mr. Powers Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, and Chairman Shapiro. Absent: Mr. Yozzo

**Z.B. 18-6651 Marlboro North Main, LLC.** - Continued Public Hearing for a Subdivision, Preliminary & Final Major Site Plan & Use and Bulk Variances to demolish two existing homes and construct a Convenience Store with a 16 fueling positions and a two story Medical building, located at 108 and 110 North Main Street (US Highway Route 79), Block 213, Lot(s) 3, 4, &10 in the C-2 zone. Carried to the August 13, 2019 without further public notice to property owners.

**Z.B. 18-6652 Miller Landscaping, Co.**- Public Hearing for Use Variance and Site Plan Approval to permit five (5) tenants to use the property for the same landscaping use and storage, accessory to principal use, located at 415 Texas Road, Block 147, Lot 12, in the LC zone. Carried to the meeting of September 10, 2019 without further public notice to property owners.

**Z.B. 19-6676 CORNELL DEVELOPERS, LLC. - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR BULK VARIANCE**

A motion in the affirmative was offered by Chairman Shapiro, seconded by Ms. DiGrande. In favor: Ms. DiGrande, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro.

**Z.B. 19-6683 Buckdale, LLC - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR PRELIMINARY AND FINAL SITE**

A motion in the affirmative was offered by Chairman Shapiro, seconded by Ms. DiGrande. In favor: Ms. DiGrande, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro.

**Z.B. 16-6607 AMENDED - JOHN & LAUREN LACOGNATA - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FROM CONDITION #3 OF THE APRIL**

**10, 2018 MEMORIALIZED RESOLUTION.**

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Zwerin. In favor: Mr. Powers, Mr. Viridi, Mr. Zwerin and Chairman Shapiro.

**Z.B. 18-6670 TENNENT ROAD WASH & LUBE, LLC - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR USE VARIANCE** was carried to the public hearing of September 10, 2019.

**Z.B. 19-6675 Hindu American Temple & Cultural Center, Inc.** - Memorialization of Resolution granting a lot line adjustment, located at 31 Wooleytown Road, Block 147, Lot 17.01 (f/k/a 13, 17 & 28.01) in the LC zone. was carried to the public hearing of September 10, 2019.

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Zwerin. One vote was cast.

Respectfully submitted  
Susan A. Branagan