

MARLBORO TOWNSHIP ZONING BOARD

October 22, 2019

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: MS. DiGRANDE, MR. VERDI, MR. ZWERIN and CHAIRMAN SHAPIRO

ABSENT: MR. POWERS (arrived at 7:38 P.M.), MR. SOLON (arrived at 7:40 P.M.), MR. WEILHEIMER and MR. YOZZO

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & MR. RON CUCCHIARO, ESQ.

A motion to approve/amend the minutes of July 7 2019 was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Viridi, Mr. Zwerin and Chairman Shapiro.

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

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.

The Application was carried to the November 26, 2019 Zoning Board meeting without further public notice to property owners.

Z.B. 18-6690 ANTHONY CAMPITIELLO - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-23.

Salvatore Alfieri, Esq., representing the Applicant stated that his client had previously received bulk variance relief for the subject property but was now applying for additional bulk variance relief in order to accomplish an expansion for the existing residential structure.

James J. Monteforte, AIA, the Applicant's Architect stated that the Applicant was proposing an addition to the left side of the structure to include a master suite. Also, the Applicant was proposing to construct a 4 ft. high masonry wall that included slabs of glass for a desirable visual environment. He explained that part of the proposed addition was to include a dance studio and gym. Wood elements and a parapet would be added to the existing home.

A.J. Garito, P.E ,the Applicant's Engineer testified that the Applicant was seeking bulk variance relief in order to construct a two-story garage which would include a second floor dance studio and exercise area which would be connected to the existing dwelling. The Applicant was also seeking to enclose an existing porch and to erect a wall around the swimming pool. Mr. Garito further testified that the Applicant would agree to a seepage pit or an underground storage facility for stormwater management purposes.

In response to questions from the Board, Mr. Garito confirmed that there would be no need to expand the existing septic system on the property and that the proposed exercise room/dance studio would not be used as a bedroom. He further testified about the variance relief requested for the proposed improvements.

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. Powers. In favor: Ms. DiGrande, Mr. Viridi, Mr.

Zwerin and Chairman Shapiro. Absent: Mr. Powers, Mr. Solon, Mr. Weilheimer and Mr. Yozzo.

Z.B. 18-6695 IVAN SKALA - Bulk Variance

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

Counsel for Applicant, Salvatore Alfieri, Esq., stated that the Applicant was seeking an expansion to a single-family house for better accommodations for his family.

Ivan Skala testified that he is the owner of the subject property and does not currently live on the site. Currently, the existing home has four bedrooms and that he was seeking to restructure the interior for three larger bedrooms and that a fourth room in the rear would become a study. The proposed study area was used as a garage and that that he would construct a new two-car garage in front of that area. He said that ample space would still exist in the driveway for additional vehicles.

Responding to the Board's questions, the Applicant assured the Board that drywells would be utilized. He also confirmed that the existing accessory shed would remain on the subject property. The Applicant then stipulated that the study would not be used as a bedroom. He also stated that the pavers would be placed in sand.

The Applicant further testified about the variance relief required for the proposed improvements.

Public Hearing opened.

William Mirkin of 11 Stockton Drive testified about the severe drainage problems existing on the Applicant's property. The Applicant responded that improvements to the stormwater management on the site would result in less runoff.

Christine Zicchinolfi of Stockton Drive expressed concern about the location of the proposed garage.

There was no one else 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. Zwerin. In favor: Ms. DiGrande, Mr. Powers, Mr. Solon, Mr. Virdi, Mr. Zwerin and Chairman Shapiro. Absent Mr. Weilheimer and Mr. Yozzo.

ZB 19-6688 Rubin Cruz - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-24.

Counsel for Applicant, Salvatore Alfieri, Esq., stated that the properties surrounding the subject site are similar and contained a mix of residential parcels and vacant properties.

Marc Remo, P.E., P.P., C.M.E. testified that the subject 6, 000 s.f. property is located within an R-30/20 Zone District and contains 40 feet of frontage along the southerly side of Wicker Place approximately 440 feet west of the Thomas Lane intersection. Currently, the property is an undersized rectangular shaped lot with dimensions of 40 feet wide by 150 feet deep. The property is underutilized, underdeveloped and vacant. The neighborhood consists of single family residences, vacant properties, a senior citizen center, a church and other commercial businesses.

Mr. Remo said that the property is in character with other similar sized lots. It will be aesthetically pleasing and will conform to other dwellings in the neighborhood. The project impacts the public good in a positive manner. It addresses the need for new housing in this area. They will collect the roof run off and pipe it into the existing storm sewer in front of the property. The property should have no adverse effect on the adjacent properties; additionally there will be no adverse impact on the use of municipal resources. The lot size is consistent with many other properties in the neighborhood. The Master Plan encourages residences in the R-30/20 Zone District. It will have no detrimental impact on the zone plan or the surrounding neighborhood. The granting of the variances would not change the character of the area and would eliminate a vacant property. This is a permitted use in the zone and variances are minor in nature.

Laura Neumann, P.E., P.P. reviewed her report with the Board.

In response to questions from the Board, Rueben Cruz, the Applicant testified that he was the owner and answered questions

regarding the floor plan.

Salvatore Alfieri, Esq., stated that sell/buy letters were mailed to two property owners. They received one response.

Steve Petrignani of 196 Texas Road, responded to the letter with an offer to purchase the Applicant's property for \$10,000 offer and made to sell his property to the Applicant for \$900,000. He said that he had not obtained an appraiser.

Salvatore Alfieri, Esq., stated that if Mr. Petrignani is willing to pay fair market value for the Applicant's property assessed at \$ 27, 300 then they would bring in an appraiser to testify at the next Board meeting. The Board requested a copy of Mr. Petrignani's appraisal for his property to be given to the Board Secretary.

Miguel Cruz of 29 Wicker Place testified that the application would have a positive impact to the neighborhood.

Rami Ayyash of 27 Widker Place testified that he welcomed the improvement to the neighborhood.

This Application was carried to the December 10, 2019 Zoning Board meeting without further public notice to property owners.

A motion to adjourn at 8:55 p.m. was offered by Chairman Shapiro, seconded by Mr. Solon. One vote was cast.

Respectfully submitted,
Susan A. Branagan