

MAR - 4, 2021

ZB# 19-6686A

MARLBORO TOWNSHIP PLANNING BOARD
APPLICATION FOR SITE PLAN APPROVAL AND VARIANCES

Re: January 3, 1990
Lucas Brothers, Inc.
P. B. 509-89

WHEREAS, the applicant is seeking site plan approval and variances relating to Block 53 Lot 65 located in the CIR (Commercial Industrial Research District) located on the westerly side of Amboy Road approximately 450 ft. north of Mill Road, and

WHEREAS, the applicant seeks to expand an existing structure of approximately 6,000 sq. ft. by constructing an addition of 9,300 sq. ft., and

WHEREAS, the Planning Board has reviewed the following documents:

1. Site plan for Lucas Brothers, Inc. Block 53 Lot 65 prepared by Carmel Engineering Group (Carmel) dated October 10, 1989 and revised December 11, 1989;
2. Drainage report for Lucas Brothers Paving prepared by Carmel dated October 8, 1989;
3. Soil Report for Block 53 Lot 65 prepared by E. S. P. Associates, dated November 20, 1984;
4. Review memorandum of John W. Borden, Fire Sub-Code Official Fire Inspector dated September 1, 1989;

5. Review traffic letter of Lieutenant Robert Stover, Traffic and Safety Bureau, dated September 6, 1989;
6. Review memorandum of Peter Tolischus, P. P., Board Planner, dated October 16, 1989;
7. Review memorandum of Tony Agliata, Landscape Design Specialist, dated October 16, 1989;
8. Report of Schoor and DePalma, last dated December 19, 1989;
9. Fire Inspection Record relating to the building located at 173 Amboy Road issued by the Bureau of Fire Prevention, Marlboro Township Division of Fire Prevention and Life Safety #2645 and signed by John Higgins, Inspector, dealing with and requiring certain work relating to a tank that has been designated as a semi-portable tank and requiring its removal or proper installation no later than October 2, 1990, and

WHEREAS, the applicant seeks the following variances:

| <u>Type of Variance</u> | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|-----------------|
| Minimum Frontage | 300 ft. | 195 ft. | 195 ft. |
| Minimum Width | 300 ft. | 195 ft. | 195 ft. |
| Minimum Side Yard Set Back | 70 ft. | 58 ft. | 38 ft. |

WHEREAS, a public hearing was held on December 20, 1989 and the Planning Board has determined that the configurations of the lot and the advancement of the intent and purpose of the Land Use Act justifies and requires the granting of the aforesaid variances and that the granting of such variances shall not cause and create a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

NOW THEREFORE BE IT RESOLVED that the application for variances as recited above was granted.

BE IT FURTHER RESOLVED that the application for site plan approval is granted, subject to and conditioned upon the applicant complying with each and every requirement as set forth in Report #2645 of the Bureau of Fire Prevention of Marlboro Township Division of Fire Prevention and Life Safety, a copy of which is annexed hereto.

OFFERED BY: SIDNEY NEMETZ

SECONDED BY: STANLEY YOUNG

IN FAVOR: MR. NEMETZ, MR. SCHACHTER, MR. WEISS, MR. YOUNG

OPPOSED: NONE

ABSTAIN: NONE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE MARLBORO TOWNSHIP PLANNING BOARD AT A MEETING HELD ON JANUARY 3, 1990.

Brenda Schwartz, Clerk