

MARLBORO TOWNSHIP ZONING BOARD

May 11, 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. POWERS, MR. YOZZO, MR. VIRDI and CHAIRMAN SHAPIRO

ABSENT: MR. LEVIN, MR. SOLON, MR. WEILHEIMER, MR. ZWERIN

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Ron Cucchiaro, Esq.

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

Motion to approve the April 27, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Virdi, all approve

Z.B. 21-6735 CRP Royal Pines, LLP- Public Hearing seeking Amended Preliminary and Final Site Plan approval to correct the bedroom unit mix as was indicated in the original Resolution Located at 365 Route 9 Block 299, Lot 3 within the C-3 Zone.

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

Attorney Bruce Snyder and Loreli Totten, Engineer appeared on behalf of the Applicant and Ms. Totten was sworn in. The applicant is seeking an Amended Preliminary and Final Site Plan to correct an administrative error in the Resolution. The Resolution incorrectly had the unit count incorrectly. The

correct count is 64 one bedroom units and 26 2 bedroom units
These counts were reversed in the Resolution.
Loreli Totten confirmed that the initial application were 64 one
bedroom and 26 2 bedroom units.

Public Hearing opened.
No one present to speak
Public Hearing closed

A motion to approve the Amended Preliminary and Final Site Plan
located at 365 Route 9 Block 299, Lot 3 within the C-3 Zone was
offered by Chairman Shapiro and 2nd by Ms. DiGrande.
Approved: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Yozzo and
Chairman Shapiro.

Z.B. 21-6734 Marcus Pettyjohn- Public Hearing seeking a Bulk
Variance to construct an addition to the existing 1 ½ story
dwelling which includes a two car garage. The existing driveway
is proposed to be extended to the garage and a deck is proposed
to be attached to the dwelling located at 388 Route 79 Block
160.01, Lot 1 within the LC Zone

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

Mr. Marcus Pettyjohn was sworn in.
The applicant is seeking a Bulk Variance to increase the size of
their home to improve the living space. They are applying for
set back variances. At present there are two barns on the
property that will stay. No tree removal is being done. The
number of bedrooms will increase from 2 to 4. The septic system
will be upgraded and expanded as needed.

Public Hearing opened.
No one present to speak
Public Hearing closed

A motion to approve a Bulk Variance to construct an addition to
the existing 1 ½ story dwelling which includes a two car garage.
The existing driveway is proposed to be extended to the garage
and a deck is proposed to be attached to the dwelling located at
388 Route 79 Block 160.01, Lot 1 within the LC Zone was offered
by Chairman Shapiro and 2nd by Ms. DiGrande
Approved: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Yozzo and
Chairman Shapiro

Z. B. 21-6730 David Fisher- Public Hearing seeking a Bulk Variance to construct an approximately 541 s.f. pool house within the Southwest corner of the property, located at 53 Rutledge Road Block 360, Lot 25.30 within the R-20AH-1 Zone.

The Board took jurisdiction and entered evidence A-1- A-22

Homeowner Mr. David Fisher was in. Mr. Fisher is seeking approval to build a pool house in the yard where an existing pool has already been permitted. The property is odd shaped and has slopping hills with no neighbors. The variances are for side and rear yard setbacks. There are two pine trees that will be removed. The Pool house will have gas, electric and pavers from the pool to the structure.

Public Hearing opened.
No one present to speak
Public Hearing closed

A motion to approve a Bulk Variance to construct an approximately 541 s.f. pool house within the Southwest corner of the property, located at 53 Rutledge Road Block 360, Lot 25.30 within the R-20AH-1 Zone was offered by Chairman Shapiro and 2nd by Ms. DiGrande.

Approved: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Yozzo and Chairman Shapiro

Z.B. 21-6738 Richard Faviano- Public Hearing for a Use Variance to construct a mother-daughter addition to the existing dwelling to include two bedrooms, bathroom, living room and kitchenette located at 5 Linford Court Block 214.04, Lot 3 within the SCPR Zone. Tabled until May 25, 2021 no new noticing required.

ZB 20-6713A Neurology Center for Epilepsy & Seizures, LLC.- Public Hearing seeking a Use Variance approval to expand the size of the medical office to incorporate overnight continuous video EEG's monitoring for patients No revisions to the previously approved site located at 479 Route 520 Block 213, Lot 8.01 located within the OPT-2 Zone. Tabled until May 25, 2021 no new noticing required.

Z.B. 21-6733 Antonio Randazzo- Memorialization granting a Bulk Variance to construct a pool and patio located at 15 Canadian Woods Road. Block 312, Lot 144 within the R20 Zone was offered by Chairman Shapiro 2nd by Ms. DiGrande. Approved Ms. DiGrande, Mr. Powers and Chairman Shapiro

Z.B. 21-6731 Castaneda-Memorialization granting 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. Was offered by Chairman Shapiro and 2nd by Mr. Powers. Approved, Ms. DiGrande, Mr. Powers, Mr. Yozzo and Chairman Shapiro.

Z.B. 18-6670A Tennent Road Wash and Lube- Memorialization granting 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, 2nd by Ms. DiGrande. Approved, Ms. DiGrande, Mr. Powers, Mr. Yozzo and Chairman Shapiro

Motion to adjourn at 7:57 p.m. was offered by Chairman Shapiro 2nd by Mr. Powers, all approve.

Respectfully submitted,

Suzanne Rubinstein