

MARLBORO TOWNSHIP ZONING BOARD

June 8, 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. VIRDI,
MR. SOLON, MR. WEILHEIMER and CHAIRMAN SHAPIRO

ABSENT: MR. YOZZO AND 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 May 25, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Powers, all approve

Public Hearing closed

Z.B. 21-6742 Lawrence Miraglia- Public Hearing seeking a Bulk Variance to construct an in ground pool and patio located at 7 Wooleytown Road, Block 147 Lot 22 within the LC Zone

The Board took Jurisdiction and entered Exhibits A1-A19

Mr. Miraglia represented himself and was sworn in. The lot is an irregular shape and size that does not allow the pool to meet the required setbacks, in the front and side yard. There will be no tree removal and a dry well was suggested to be installed

All conditions on the property are preexisting. There are two sheds on the property that were there when the property is purchased. The patio is stamped concrete.

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

The Board received, reviewed, and considered various exhibits and reports with regard to this application

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

A motion to Grant a Bulk Variance to construct an in ground pool and patio located at 7 Wooleytown Road, Block 147 Lot 22 within the LC Zone was offered by Chairman Shapiro, 2nd by Mr. Powers

Approved: Ms. DiGrande, Mr. Levin Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Z.B. 21-6739 Julie Sakaria- Public Hearing seeking a Bulk Variance to construct a fence along the Property Line with Vanderburg Road, located at 5 Hopkinson Court, Block 360.02 Lot 18.03 within the R20AH Zone.

Ms. Sakaria represented herself and was sworn in.

The Board took Jurisdiction and entered Exhibits A1-A19

Ms. Sakaria, applied for a Zoning Permit and was denied. Due to Code 220-95 Fence 20 feet inside property line. This property is known as a through lot and rear of lot is along Vanderburg Road. There is no tree removal needed, or shed on property. The fence will be 6 feet tall and placed between two rows on trees placed in a diamond pattern as required.

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

The Board received, reviewed, and considered various exhibits and reports with regard to this application

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

A motion to grant a Bulk Variance to construct a fence on the property line located at 5 Hopkinson Court, Block 360.02 Lot 18.03 within the R20AH Zone. Was offered by Chairman Shapiro, 2nd by Mr. Powers.

Approved: Ms. DiGrande, Mr. Levin Mr. Powers, Mr. Virdi, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Z.B. 21-6732 394 Route 79, LLC.-Public Hearing seeking a Use Variance and Final Major Site Plan approval to construct a 16,260 s.f. warehouse/flex building with a 22 -vehicle parking area, located at 394 Route 79 Block 153, Lot 7 within the CS Zone.

The Board took jurisdiction and entered evidence A-1- A-25

Dante Alfieri appeared on behalf of the applicant. Presently on the site there are two buildings. One building is a very old structure that will be demolished and an office building. They are seeking a Use Variance and Final Major Site Plan.

Marc Leber- Engineer was sworn in. The property is 2.4 acres and has 176 of frontage on Route 79. The property is shaped like an L. Access to the property is from Route 79. The Northern part of the property has a dwelling that will be demolished the Southern part of the property has a two story building that will stay. There is no sewer, the property has septic. The back of the property is wetlands and the DEP has stated that the lines are correct. The building is 16, 200 square feet abd will have 6 tenants. The owner will occupy approximately 6000-9000 square feet. The hours of operation will be Monday-Friday 7am-5pm and Sat 9am-3pm. They expect 4 employees. There is no shipping or trucking from building. There will be 22 parking spots. There is an underground detention system, free standing trash enclosures, no job site material will be brought to the building for disposal. There will be new landscaping, lighting, benches and a site sign. They will comply with all comments in the CME review letter, and all requirements for fire lane stripping.

After discussion with the Board, they are requesting a traffic study be done.

The application will be continued at the September 14, 2021 meeting starting at 7:30pm. No new noticing will be required unless we return to an in person meeting.

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.

The Board took jurisdiction and entered evidence A-1- A-25

Salvatore Alfieri appeared on behalf of the applicant. The property is presently occupied by contractors that had materials, gas pumps and construction equipment held on the property. This application is a much lower density occupant. At this time Lucas Construction had a dispute with the Tennis Center and the applicant if approved has agreed to work out all disputes with the Tennis Center. They want to clarify that this is not a truck terminal.

Jay Joel-Principal Owner of proposed tenant. Mr. Joel, lives in Long Island company os Tally Trailers. The company leases the back portion of trailers to clients. The repairs they do to the trailers upon return is tires, lights, and mostly cosmetic. They have been in business for 45 years. The trailers have no engines, a tractor trailer takes it from point A to pint B. The hours are Monday- Friday 7am-5pm. There is no weekend operations. There are 6 on site employees. They have the ability to store 91 trailers but most trailers are out for rent. There is usually 25 trailers on site. Mr., Joel estimates approximately 6-10 trips a day of trailers being returned or rented. All vehicles will enter Amboy Road through Tennent Road. There is no on site idling. There will be no site improvements and present signage is adequate. Mr. Joel; is presently in discussions to buy the property. The issue with the Tennis center is a water concerns. A retaining wall will be built to alleviate that problem.

Marc Leber, Engineer was sworn in, the property is 7.08 acres, with frontage on Amboy Road. They will have 91 trailer spots with an open clear center. The entrance and exit will be on Amboy Road. No change to signs or gate. They will agree to all comments in the CME report.

Chrisitne Nazzarro Cofone, Planner was sworn in. The property is in the IOR zone and will require a D1 variance. This is not a truck terminal this is a storage site. The subject property can easily handle 91 trailers. This is an efficient use of the property and will actually be a lower density than is on the property at this time. There is no detrimental effects on the surrounding communities, and it is buffered by over 400 feet.

Ms. Coffone feels this project meets the goals of the Master Plan and meets all positive criteria and has no negative criteria.

Public Hearing opened.

Andrew Pargament 7 Isabel Court- Concerns, trucks making lefts as opposed to right turns out of the facility, amounts of trips per day, noise, traffic, gas and oil run off and proximity to Belmont and the storm water drains.

Mark Petruzzi, 102 Nathan Lane- Traffic concerns

Raisa Sigalova, 3 Westlake Court, concerns of school buses, with trucks going through Amboy Road.

Sridhara Givindarajv 232 Hidden Lake Drive- wants the application to be denied.

Geraldine Archer, 203 Nathan Drive, traffic and safety of roads, the intersection of Tennent and 520 needs to be looked at how long are trucks running on the property when dropping or picking up.

Tanya Kahutorsky 242 Hidden Lake Drive, delay of school; buses to and from schools, to many kids in the area ot have this type of facility

Kevin Costello- Director of Amboy Center. Feels tgus application is a positive, less traffic and less impact than previous owners.

Letters expressing various concerns regarding traffic, congestions, school buses and quality of life were read by Board Secretary.

Alina Stolina- 9 Petra Drive, Rita Rashotsky, 4 West Lake Court, Biana Perelshteyn, 128 Nathan Drive, Raroslav Krishtal. 3 West Lake Court, and Hakan Altunay 178 Nathan Drive

Public Hearing closed

After discussion the Board is requesting a Traffic Study. The Application is being continued on July 13, 2021, no new noticing is required.

Z.B. 21-6735 CRP Royal Pines, LLP- Memorialization granting an 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 was offered by Chairman Shapiro 2nd by Mr. Powers.

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

ZB 20-6713A Neurology Center for Epilepsy & Seizures, LLC.- Memorialization granting 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 was offered by Chairman Shapiro, 2nd by Mr. Powers.

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

ZB 21-6736 Joseph Spina- Memorialization granting a Bulk Variance to construct an in-ground pool in the rear of the lot located at 27 Brookside Circle, Block 312, Lot 151 within the R-20 Zone was offered by Chairman Shapiro, 2nd by Ms. DiGrande.

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

Z.B. 21-6738 Richard Faviano- Memorialization or Boards interpretation of Ordinance and required conditions granting for a Use Variance to construct an 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 was offered by Chairman Shapiro, 2nd by Mr. Powers.

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

Motion to adjourn at 11:00pm p.m. was offered by Chairman Shapiro 2nd by Mr. Levin, all approve.

Respectfully submitted,

Suzanne Rubinstein

