

MARLBORO TOWNSHIP ZONING BOARD
September 14, 2021

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD SECRETARY AT 7:38 P.M.

SALUTE THE FLAG

SECRETARY ZWERIN 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. SOLON, MR. ZWERIN, MR. LEVIN,
AND MR, YOZZO

ABSENT: MR. WEILHEIMER, MR. POWERS AND CHAIRMAN SHAPIRO

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 July 13, 2021 minutes was made by Secretary Zwerin, 2nd by Ms. DiGrande, all approve

Z.B. 21-6748 Keith Badler- Public Hearing seeking a Bulk Variance to construct an in-ground pool in the rear of the lot, located at 14 Longfellow Terrace, Block 275, Lot 45 within the R-20 Zone.

Ira Levin has recused himself from this application, Mr. Solon came late and will not be allowed to vote.

The Board took Jurisdiction and entered Exhibits A1-A18

Mr. Keith Badler was sworn in. The applicant is seeking to install an in ground pool on the property. The pool would be closer than 100 feet of the bank of the stream and there are

concerns regarding impervious coverage. No trees will be removed. The applicant will be required to get a fence easement from both the Township and the neighbor. The pool will have a recharge trench.

Public Comment Opened-no public comment

Public Comment Closed

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

A motion to approve a Bulk Variance to construct an in-ground pool in the rear of the lot, located at 14 Longfellow Terrace, Block 275, Lot 45 within the R-20 Zone.

was offered by Mr. Zwerin 2nd by Ms. DiGrande

Approve Mr. Zwerin, Ms. DiGrande, Mr. Viridi. and Mr. Yozzo.

Z.B.21-6752 Jewish Russian Center-Public Hearing seeking Preliminary and Final Major Site Plan with Use Variance approval to construct a 9,996 s.f. two story addition with basement to the rear of the existing building, located at 176 Route 79 Block 207, Lot 10 within the LC Zone. Carried to October 12, 2021 with new noticing required

Z.B. 20-6723A Real Edge-Public Hearing seeking Preliminary and Final Major Subdivision approval to subdivide the property into two new lots located at 14 Wooleytown Road, Block 120.02, Lot 38 within the RSCS Zone.

The Board took Jurisdiction and entered Exhibits A1-A24

Dante Alfieri, Esq. represented the applicant. This application is originally from an approved bifurcated application for a use variance. The Zone is RSCS, but the applicant is only proposing two homes.

Richard Oberman, Project Engineer was sworn in. The property is located at 14 Wooleytown Road, at the intersection of Sorrel and Wooleytown Road. The property is 0.8th of an acre. One parcel has an existing home that will stay and another home will be built on the property. The pool and the deck for the existing home has been removed. Exhibit A-23 was shown. The existing home has a driveway on Wooleytown the new home will have the driveway on Sorrel. They will add landscaping and recharge system for roof drainage. The lot will be cleaned up immediately. Sidewalks are being debated if they will be added along Sorrel to Wooleytown. 45 trees will be replaced. They will comply with all Technical comments.

Open Public Forum

Victoria Mikrut residing at 144 Bramble Way. Resident backs up to the applicants land. She presently has flooding on her property and is concerned that this development will add to the flooding issues. Concerns about debris on property and a promised fence was never put up.

Public Forum was closed.

Due to various concerns, this application will be carried to October 12, 2021 with no new noticing required.

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

The Board took Jurisdiction and entered Exhibits A1-A29

Dante Alfieri, Esq. represented the applicant. The applicant is seeking Preliminary and Final Site Approval, at the last meeting there was questions regarding the use of the property, traffic and tree concerns. The property will have no personal services or repair services. The owner of the property is a Property Management Company. The house on the property was demolished since the last meeting.

Marc Leber, Engineer was sworn in. Exhibit A-29 was shown. The main change to the property is access. A split entrance has been added. They will add sidewalk, a handicap ramp, curbing and increase parking to 28 spots. There is a gravel driveway that will be specifically used for any tractor trailers, more entrances have been added to the building. These changes have decreased lot coverage. Soil Samples have been taken but results not in yet, will submit findings once received. 89 trees will be removed and 31 will be replaced. Will add more if the Board wants more. If all the trees are not replaced you are required to pay into the Tree Bank fund.

Will comply with all technical comments.

After some discussion and questions regarding trees and traffic study, this will be carried to October 26, 2021, with no new noticing required.

Resolutions

Z.B. 21-6741 Michael Clark-Memorialization granting a Bulk Variance to construct an above ground pool in the backyard located at 34 Buckley Road, Block 415, Lot 12 within the C-5 zone.

A motion to grant a Bulk Variance to construct an above ground pool in the backyard located at 34 Buckley Road, Block 415, Lot 12 within the C-5 zone, was offered by Mr. Zwerin, 2nd by Ms. DiGrande

Approved: Ms. DiGrande Mr. Solon, and Mr. Zwerin

Z.B. 21-6743 D & R Industries-Memorialization granting a Bulk Variance to construct a generator next to the building within the side year, located at 8 School Road East, Block 355, Lot 4 Within the C-2 zone

A motion to grant a Bulk Variance to construct a generator next to the building within the side year, located at 8 School Road East, Block 355, Lot 4 within the C-2 zone, was offered by Mr. Zwerin, 2nd by Ms. DiGrande

Approved: Ms. DiGrande Mr. Solon, and Mr. Zwerin

Z.B. 21-6747 Henry Lee- Memorialization denying a Bulk Variance to construct an in ground pool in the backyard located at 32 Hummingbird Court Block 412, Lot 214 in the PACII Zone.

A motion to deny a Bulk Variance to construct an in-ground pool in the backyard located at 32 Hummingbird Court, Block 412, Lot 214 in PACII Zone was offered by Mr. Zwerin 2nd by Ms. DiGrande

Approved: Ms. DiGrande Mr. Solon, and Mr. Zwerin

Motion to adjourn at 9:18 p.m. was offered by Mr. Virdi, 2nd by Ms. DiGrande.

Respectfully submitted,

Suzanne Rubinstein