

MARLBORO TOWNSHIP ZONING BOARD
September 28, 2021

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN SHAPIRO AT 7:31 P.M.

SALUTE THE FLAG

CHAIRMAN 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 AND CHAIRMAN SHAPIRO

ABSENT: MR. WEILHEIMER, MR. ALON, MR ZWERIN, MR. VERDI AND MR. LEVIN

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 September 14, 2021 minutes was made by Chairman Shapiro, 2nd by Ms. DiGrande, all approve

Z.B. 21-6750, Karolina Ligas-Public hearing seeking Bulk Variance approval to renovate existing dwelling including additional floor area on the 2nd floor with a concrete walkway and patio, located at 6 Boundary Road, Block 214, Lot 21 within the LC zone.

The Board took Jurisdiction and entered Exhibits A1-A20

Mrs. Karolina Ligas was sworn in and represented herself. Presently there is a three bedroom existing structure, that is approximately 100 years old. The house is in very bad

condition. The applicant is looking to add footage to the 2nd floor. They will add a bedroom and bathroom upstairs, and an overhang at the front door. The variance required is due to lot size and coverage. Presently there are two sheds on the property where one is permitted. The properties were bought with the two sheds and would be part of the existing conditions. The foot print of the home will stay the same and additional footage will be on the 2nd floor. The house will not have a garage, All utilities will stay the same with the exception of adding a gas line. They will install a new septic tank. One tree will need to be removed, and there are no present drainage issues.

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 renovate existing dwelling including additional floor area on the 2nd floor with a concrete walkway and patio, located at 6 Boundary Road, Block 214, Lot 21 within the LC zone.

was offered by Chairman Shapiro 2nd by Mr. Powers

Approve Ms. DiGrande, Mr. Yozzo, Mr. Powers and Chairman Shapiro.

Z.B. 21-6749 Basaria & Kadagishvili-Public hearing seeking Bulk Variance approval for the demolition of existing dwelling and construction of a proposed 2 story dwelling with basement and associated site improvements located at 8 Dugans Lane, Block 214, Lot 10 within the LC zone

The Board took Jurisdiction and entered Exhibits A1-A21

Kevin Asadi, Attorney appeared for the applicant-This property 8 Dugans Lane is in the LC Zone and has many existing non conformities. The present home is located 5 feet from the street. The homeowners want to demolish the home and build a new home.

Joe Deambrose- Design Professional was sworn in, present home is in very bad conditions and will be demolished a new 4 bedroom 2 ½ bath home with a 2 car garage will be built. The house is being designed with a craftsman look and will fit very well into the community. The house has approximately 2500 square feet.

Brian Leff, Planner was sworn in- presently there are 5 single family homes on Dugans Lane which is a gravel Road. The home will be demolished and a new home with 4 bedrooms and 2 ½ bathrooms will be built. The applicant is seeking relief from various variances due to the existing conditions on the property. There will be no negative impacts on the community if this application is granted. There are no wetlands on the property, 2 trees will need to be removed and the existing septic and well will stay. If approved they will be using the C-2 criteria. They will comply with all technical comments and will look at adding a recharge system if needed.

Open Public Forum
No one to speak
Public Forum was closed.

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

A motion to approve a Bulk Variance to demolition of existing Dwelling and construction of a proposed 2 story dwelling with Basement and associated site improvements located at 8 Dugans Lane, Block 214, Lot 10 within the LC zone was offered by Chairman Shapiro 2nd by Ms. DiGrande

Approve Ms. DiGrande, Mr. Yozzo, Mr. Powers and Chairman Shapiro.

Z.B. 19-6686A- Lucas Holdings, LLC- Continued 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. **Carried to October 12, 2021, no new noticing required.**

Z.B.20-6710A GFY Services, LLC- Continued Public hearing seeking Preliminary and Final Site Plan approval to construct a Commercial Building, with gravel driveway, outdoor storage bin, perimeter fence, landscaping, lighting and three stormwater basins, located at 431 Texas Road Block 147, Lot 9 within the LC zone.

The Board took Jurisdiction and entered Exhibits A1-A19

Salvatore Alfieri, Esq. represented the applicant. In December of last year they appeared before the Board and received

approval for a bifurcated application. They are back seeking Preliminary and Final Site Plan approval. There is presently an existing family home on the property and all conditions of the Use Variance will be the same and adhered to.

AJ. Garito- Engineer was sworn in.-They are presently looking to construct a 125 x 80 foot building with a gravel parking lot with 18 parking spaces. There will be a dumpster and storage bin area.

There will be handicapped accessible stalls. The DEP has issued a LOI for the wetlands and all wetlands will be protected and undisturbed. There will be three infiltration basins for drainage. An environmental impact study will be provided to CME. They have revised the parking lot lighting so no waiver will be needed. The stormwater management system is compliant with all regulations. No signage will be needed. The existing house will be redone and the home will be owner occupied. There is a septic system on the property. They will comply and adhere to all technical comments on the CME report.

They have agreed to pave the area at the house

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

A motion to approve Preliminary and Final Site Plan approval to construct a Commercial Building, with gravel driveway, outdoor storage bin, perimeter fence, landscaping, lighting and three stormwater basins, located at 431 Texas Road Block 147, Lot 9 within the LC zone was offered Chairman Shapiro, 2nd Mr. Shapiro

Approve Ms. DiGrande, Mr. Yozzo, Mr. Powers and Chairman Shapiro.

Resolutions:

Z.B. 21-6748 Keith Badler-Memorialization granting 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.

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 Chairman Shapiro, 2nd by Ms. DiGrande

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

Motion to adjourn at 8:45 p.m. was offered by Chairman Shapiro, 2nd by Mr. Yozzo.

Respectfully submitted,

Suzanne Rubinstein