

MARLBORO TOWNSHIP ZONING BOARD

March 8, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY
WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:35pm

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; 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: MR. MENKES, MR. ROYCE, MR. POWERS, MR. SOLON, MR.
WEILHEIMER, MS. DUGRANDE, MR. LEVIN AND CHAIRMAN
SHAPIRO

ABSENT: Kamal Virdi

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro,
ESQ.

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

Chairman Shapiro moved that the minutes of February 22, 2022 be
adopted. This was seconded by Board member Powers, and passed on
a roll call vote of 7 - 0 in favor.

Z.B. 21-6764 Ida Gueyikian-Public Hearing seeking a Bulk
Variance to construct a two story family home on an undersized
lot located at 107 School Road East, Block 357, Lot in the R-80
Zone. Carried to April 26, 2022 with no new noticing required.

Z.B. 21-6767 James & Nichelle Sage- Public Hearing seeking Bulk
Variance approval for a proposed generator located along the
side property of the rear yard, located at 3 Stockton Drive
Block 226, Lot 2 within in the R30/20 Zone.

The Board took jurisdiction and entered exhibits A1-A22.

Ms. Nichelle Sage owner of property was sworn in. The applicant is asking to receive a Bulk Variance to install a generator in the side property in the rear yard. At present they do not have 10 feet on the side property, they have a little over 9 feet.

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

A motion to approve Bulk Variance to install a generator in the side rear yard was offered by Chairman Shapiro and 2nd by Mr. Mankes.

Approve- Ms. DiGrande, Mr. Weilheimer, Mr. Menkes, Mr. Royce, Mr. Powers, Mr. Solon and Chairman Shapiro.

Z.B. 22-6772 Barry Kaufman (Forever Iron Doors)-Public Hearing for Appeal of Zoning Officer Decision, located at 45 Route 9 South Block 175, Lot 11 within the C-4 Zone.

The Board Took jurisdiction and entered exhibit A1-A17

Walter Toto, Esq. represented the applicant. The applicant has applied to the Zoning Department to replace the present sign on the property and was denied. They are looking to overturn the Zoning Officers decision. As per Mr. Toto, the sign is smaller than the present one and will be in the same position of the property. The old sign is back lit and they are looking to install an LED sign. The sign was approved by PB Resolution PB 958-06. The sign was denied based on "Change of Sign type requires Site Plan with Bulk Variance Approval".

Barry Kaufman-property owner was sworn in. Presently he has 4 locations. He specifically purchased this property because it was on Route 9. The sign will be smaller and there will be no scrolling or motion to the sign.

Tiffany Hannah-representative of Watchfire Signs, was sworn in. The sign that is being proposed is smaller than the original sign. The sign is made with technology that can control the brightness and ensures that lights are dimmed at night to not distract drivers. The technology can also control no scrolling movement or blinking. This technology ensures that the owner cannot change the controls. The sign is FCC compliant.

A motion to affirm the Zoning Officers was offered by Chairman

Shapiro and 2nd by Mr. Menkes.

Approve to Affirm- Mr. Menkes, Mr. Solon, Mr. Weilheimer and Chairman Shapiro. Denial to Affirm-Mr. Royce, Mr. Powers and Ms. DiGrande.

The vote to affirm the decision was 4-3 in favor.

ZB 21-6762 CSH Marlboro, LLC- Public Hearing seeking a Use Variance and Preliminary and Final Site Plan to construct an assisted living/memory care facility, located AT Route 520 and Route 79 Block 213 Lot 3 & 4 within the R-80 Zone.

The Board took jurisdiction and entered exhibits A1-A37

Ira Levin has recused himself from this application.

Salvatore Alfieri represents the application. Presently the site has two single family homes on the property which is located across the street from a Wawa, next to St. Gabriel's Church and near the High School. The proposed use would be beneficial to the community. The area is zones to have commercial use in the area. Saint Gabriel's Church is opposing this application and has refused to meet with the applicant's representatives. Before the present application, a Wawa with a gas station was proposed on the site and was withdrawn after opposition. This facility will also offer the Township COAH credits.

Joe McElwee- Senior V.P. of Development for Capital Senior Housing was sworn in. Mr. McElwee has appeared before this Board before to represent Sunrise Assisted Living and Chelsea Assisted Living.

Exhibit A-34 was shown. There will be one entrance in and one exit out of the facility. There will be 83 units, 63 assisted living and 20 memory units. They will have approximately 90-93 patients. 10% will be Medicaid patients that will offer COAH credits to the Township Presently CSH has 150 communities along the east coast. And many are near schools. Both Sunrise and Chelsea are next door to schools. There will be 30 employees at the largest times sheet which is 7:00am-3:00pm. 22 employees from 3pm-11pm and 4-5 employees overnight. The building will be three stories, with units being 350 square feet to 850 square feet. There will be a 14 passenger van for residents use. They expect 2 911 calls per week. Non emergent calls will be handled by a private ambulance company. They expect 2 food deliveries a week and 2 garbage pickups per week.

Daniel Sehnal- Site Civil Engineer was sworn in. The site is comprised of two lots that are 108 and 110 Main Street that is

3.86 acres. The area is pedestrian friendly there is one driveway entrance to each home, and both homes are single story. The existing dwellings will be demolished. A-35 Colorized site plan was shown. The new building will have a 39,000. Feet foot print. The height will be 38.26 feet and the floor area will be 80,000. Square feet. The site improvements will be single 2 way driveway, restriping on Route 79, a 2 way circulation within the property, landscaping to buffer the area, 60 parking spaces, 2 electric vehicle spots, masonry trash and generator enclosure and a 5 foot wide ADA sidewalk. There will be one sign on the site. There will be a courtyard for residents and an enclosed court yard for the memory unit. There will be 3 storm water detention basins. Drainage patterns will match the existing conditions. They will comply with all set back requirements. All parking spots are compliant and utilities are on site. There will be decorative lighting. Will work with Fire Bureau and Engineering to address all comments in reports and will comply with all performance standards. The two lots will be consolidated into one lot.

Mark Kuberski-Architect was sworn in. A-20 was shown to review the plans. There is a 2 story lobby, small lounges, administrative offices, laundry room, kitchen, secured area for the memory units. The building is a 3 story craftsman style building. There will be a stone front, asphalt shingles and portico. The trash area will have same building material. There will be no building signage. They are looking into the possibility of solar panels.

Jim Langenstein-Landscape Architect was sworn in. A-26 was shown, all circles on plan shows various species of trees. There are shade trees, evergreen trees, flowering trees and 8 street trees. They will have 180 trees, and 736 shrubs on site. There will be 51 trees for screening. The existing trees on site will be kept. They will address all comments in review.

The application will be carried to May 10, 2022 with no new noticing needed. This will be an in person meeting.

Z.B.21-6732 394 Route 79-Memorialization granting Use Variance and Preliminary and Final Major Site Plan approval to construct a 16,260 sf warehouse/office flex building with a 22 vehicle parking area, located at 394 Route 79 Block 153 Lot 7 within the CS Zone. Carried to the next meeting.

A motion to adjourn at 10:15pm p.m. was offered by Chairman Shapiro, seconded by Mr. Mankes. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein