

**MARLBORO TOWNSHIP ZONING BOARD**

**July 12, 2022**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:30pm

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. ROYCE, MR. POWERS, MS. DIGRANDE, MR. WEILHEIMER, Mr. Solon AND CHAIRMAN SHAPIRO.

ABSENT: MR. VIRDI, MR. MANKES AND MR. LEVIN

PROFESSIONALS PRESENT: Laura Neumann, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of June 14, 2022 be adopted. This was seconded by Board member DiGrande, and passed on a roll call vote of 5 - 0 in favor.

**ZB 21-6762 CSH Marlboro, LLC**- Continued 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.

This meeting is for testimony from professionals only, there will be no questions from the Board or Public. This has been explained to both.

The Board took jurisdiction and entered exhibits A1-A51

Salvatore Alfieri represented the applicant.

Daniel Schnall, Engineer Dynamic Engineer was still under Oath A-51 was displayed. The new additions are a bigger buffer that is now 30 feet, which caused them to shift the parking. The stormwater basins will not comply with ordinance and need relief. The ability for fire trucks and emergency vehicles to Circle the building has been added. The sidewalks have been revised to be increased to 6 feet from 4 feet. They have added 5 electric car charging stations for a total of 10.

James Langenstein-Landscape Architect, They will be removing 106 trees at the site. With the additions of the fire lanes they will have to take out some trees but add evergreen trees. There will be shade trees around the parking area and fence.

Mr. Shropshire-Traffic Engineer, A-46 was the latest study submitted. That traffic study was done more recently not during COVID and while school was in session. They expect to have 18 am peak trips and 24 pm peak trips. There will be no ability to make left turns out of the facility. They will work with NJDOT to ensure that there will be only right turns out of the facility. Mr. Shropshire testified that this is a low intensity traffic producer.

Christine Nazzaro Coffone-Planner- This application is considered an inherently beneficial use. It will assist in the public welfare and offer Medicaid beds. To lower the drain on the local first responders, they agree to use a private ambulance company and they will have a 14 seat bus. The Township Master Plans said they would like to avoid strip mall developments, which also shows that this is a positive for the community. This applicant will promote the growth the Township tax base. This application will be a low traffic generator. The lot coverage and building coverage will be below the Township Ordinance. They will need a D-4 Variance for FAR. C- variance will be needed for height. The added 3 ½ feet of height of the building will not be a detriment to the community. The structure looks residential and will fit in with the aesthetic of the area.

Public comment was not opened at this meeting.

The applicant will be continued at the October 11, 2022 meeting with no new noticing required. At that meeting the public and the Board will be able to address the applicant.

**Z.B. 21-6766 501 Route 79**-Motion granting a Use Variance and Preliminary and Final Site Plan to construct a 3,450 sf building addition, an outdoor patio and two covered porches with a 1848 sf

5 bay garage located at 501 Route 79, Block 122, Lot 24.01 in the R-60 Zone was offered by Chairman Shapiro, 2<sup>nd</sup> by Ms. DiGrande.

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

**Z.B. 22-6779 Baljinder Brar-** Motion granting a Bulk Variance to construct a 2,164 square foot 2 story addition at rear of existing building located at 67 Stevenson Drive Block 214.03, Lot 54 within in the SCPR Zone was offered by Chairman Shapiro, 2<sup>nd</sup> by Ms. DiGrande.

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

**Z.B. 22-6781 Christina Recante-** Motion granting a Bulk Variance approval to construct an in-ground swimming pool at the rear of the property, located at 32 Lloyd Road Block 127, Lot 17 within the R-30/20 Zone was offered by Chairman Shapiro and 2<sup>nd</sup> by Mr. Powers.

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

A motion to adjourn at 8:05 p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein