

MARLBORO TOWNSHIP ZONING BOARD
November 8, 2022

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO at 7:32 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; 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. POWERS, MS. DIGRANDE, MR. SALON AND CHAIRMAN SHAPIRO

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

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro moved that the minutes of October 25, 2022, be adopted. This was seconded by Board Member Powers, and passed on a roll call vote of 3 - 0 in favor.

Z.B. 22-6788 CCG Real Estate, LLC-Public Hearing seeking a Bulk Variance to construct a 2 story single family dwelling with a two car garage, covered porch and deck, located at 203 School Road East, Block 364, Lot 23 within the R80 zone.- CARRIED TO DECEMBER 13, 2022

Z.B. 22-6786 142 Amboy Road- Continued Public Hearing seeking a Bi-Furcated Use Variance approval to construct a self-storage/flex warehouse facility located at 142 Amboy Road, Block 172, and Lot 33 within the LC Zone. Applicant has asked to be carried. Date will be announced at the January 10, 2023 reorganization meeting.

Z.B. 22-6778 Wooleytown Associates, LLC-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone. Applicant has asked to be carried. Date will be announced at the January 10, 2023 reorganization meeting

Z.B. 22-6791 Vikram Natarajan-Public Hearing seeking Bulk Variance approval to construct a second garage addition 620 feet in size to the west side of the existing 2 story dwelling located at 313 Sinclair Court Block 193.05 Lot 40 within the R40/30 zone.

The Board took jurisdiction and entered exhibits A1-A-20

Mr. Vikram Natarajan homeowner, was sworn in. Applicant is looking to build a second garage addition. Mr. Natarajan, collects cars. The applicant will need a variance for a side yard setback. The proposal will be 5.6 feet from the property line. They are also requesting for maximum building coverage. The submitted Plot Plan is not correct, it does not show the deck which is on the property. A new plan will be submitted. Parts of the fence will be removed and a fence door will be attached to the new structure. The new structure will be visually attractive and will enhance the property. The applicant will not store any combustible chemicals in the structure. This is for private use only, there will be no business component of the application. The applicant will work on the cars, but not leave any vehicles on the driveway. All major repairs will be done off property.

Board entered workshop discussion with a motion by Chairman Shapiro, 2nd by Ms. DiGrande.

Board exited workshop with a motion by Chairman Shapiro and 2nd by Ms. DiGrande.

Open Public Forum opened.
No one from the public was here to speak
Open Public Forum closed.

A motion to approve the bulk variance application was offered by Chairman Shapiro 2nd by Ms. DiGrande.

Approve: Ms. DiGrande, Mr. Solon and Chairman Shapiro

Against: Mr. Powers.

Z.B.22-6781 Crusal, LLC.- Memorialization granting a Preliminary and Final Site Plan and Use Variance to construct a 1000sf commercial building and a 2300 sf addition to a single family home located at 32 Tennent Road, Block 121, Lot 2.01 within the C-2 Zone. Will be heard at the next meeting

Z.B. 22-6787 Futerman/Johnson -Memorialization granting a Bulk Variance to maintain the existing basketball court located in the rear yard, located at 7 Algonquin Drive, Block 312, and Lot 5 within the R-20 zone was offered by Chairman Shapiro 2nd by Ms. DiGrande.

Approve: Mr. Powers, MS DiGrande and Chairman Shapiro.

A motion to adjourn at 7:56 p.m. was offered by Chairman Shapiro, Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein