

**MARLBORO TOWNSHIP ZONING BOARD**  
**April 11, 2023**

---

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:38 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. ROYCE, MR. RENNER, ALON SOLON, MS. DENTON,  
Ms. EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. WEILHEIMER, MR. VERDI, 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 March 28, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 21-6758 Tahir Mohammad-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.  
Application carried to June 13, 2023

**Z.B. 21-6754 Vision Marlboro, LLC-** Continued Public Hearing seeking Use Variance approval to construct a storage facility consisting of three total buildings. 2, two story buildings, 1, one story office building with a new full movement driveway

located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone.

The Board took jurisdiction and entered exhibits A1-A46.

Peter Klouser, Esq., represents the applicant. This continued application is for a use variance. This applicant has appeared before the Board and after exhaustive investigation has found that the flooding that is presently in the area will not be affected in any way by this application.

Michael Testa-Architect, was sworn in. The application is for a three building development. Two buildings will be identical three story storage unit buildings and one building is a one story management office. The buildings are all climate controlled and ADA compliant. The storage buildings will have storage units of varying sizes. The entrance for the building will be on the first level. The management office will have two offices, a break room and bathrooms. The visuals that were displayed are for Use Variance purposes only. A-47 Floor Plans, A-48 Building Elevations, A-49 Floor Plan elevation Management Office, A-50 Color Renderings of Storage Building, A-51 Color Rendering of Management Office.

Kevin Bulger, Fact Witness. Mr. Bulger is experienced in Self Storage Operations. There will be 8 parking spots for the Management Building, and 36 parking spots around the storage units. There will be no large trucks coming to the facility. Most of the units are smaller units. There is fire protection, electric, lights and all units are climate controlled. This is a self-managed facility. There is some retail sales. There will be 2-3 employees. Office hours are 9:30-6:30pm. Access to the storage units are 6am-10pm. The gate will be secured with fences and there will be closed circuit TV, and they will have contracted security. No hazardous material are allowed not be stored. Customers have key cards to access units.

Frank Miskovich-Traffic Engineer. This application will add minimum traffic trips to this area. They estimated there will be 15-46 trips for this development which is below level that would detrimentally affect the area. The report took traffic counts from the Department of Transportation 2018 reports, they added growth level of 1.25% to 2025. The left turn into the business would cause very little delay to the driver. The excepted trips are Am peak 15 trips PM peak 18-19 and Saturday 26-31. There will be 25 foot drive aisles and 30 foot drive aisles so large emergency vehicles can access the area easily. They can increase

parking if Township requires it. There will not have to do clearing of trees. An electric vehicle charger can be added. No tractor trailers will be allowed on the site.

Christine Cofone-Planner. This site is in the A/LC Zone. The subject use is not permissible in the zone. The site is a 29-20 acre site, and due to the size she believes it is a suitable use for this site. The site has a large natural buffer and is off Tennent Road a few 100feet. This site is suitable due to not needed extreme amounts of parking. To prove that the site is suitable:

G Provides sufficient size, H free flow of traffic, this is a low traffic volume use, M this is an efficient use of the land. There is no substantial detriment to the community. Since this is environmental sensitive property using a smaller part of the land to develop allows the balance to be preserved. This use also enhances the economic goals and environmental goals as listed in the master plan.

Open Public Forum opened.

Harold Zullo-311 Timber Hill Drive: concerns, flooding, environmental issues, downstream impacts, buffer zones and stormwater.

Beth Bilinski-Dillion-221 Tennent Road: concerns, conservation easement questions, trees being taken down, have they done market analysis of other facilities in the area and can she see the data, and commented that she called the other storage unit businesses in the area, and they all have climate control units and have availability.

Abah Sood 5 Lawton Road-believes this would be a benefit to the community

Donna Pardee-213 Tennent Road: Traffic concerns.

Open Public Forum closed.

The Board entered workshop on a motion by the Chairman and 2<sup>nd</sup> by Mr. Renna.

Board exited workshop on a motion by the Chairman 2<sup>nd</sup> by Mr. Solon.

A motion to approve application for a Use Variance with the stipulation that no tractor trailers be allowed on the property was offered by Alon Salon, no Board Member 2<sup>nd</sup> the motion.

A motion to deny the application was made by JoAnn Denton and 2<sup>nd</sup> by Robert Renna

Vote to Deny: Kevin Royce, Robert Renna, JoAnn Denton, Adele Ehlin and Chairman Shapiro.

Against the denial: Alon Salon.

**Z.B. 23-6802 Sebos Properties**- Memorialization an Interpretation to confirm or deny that the storage building is a permitted accessory use to the general construction office located at 52 Tennent Road Block 120, Lot 18 within the C-2 zone. Carried to the next meeting

A motion to adjourn at 9:49pm pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein