

MARLBORO TOWNSHIP ZONING BOARD
August 8, 2023

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro AT 7:30 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. WEILHEIMER, MR. ROYCE, MR. VIRDI, MS. DENTON, MR, SOLON, MS. ADELE SIMON-EHLIN AND CHAIRMAN SHAPIRO

ABSENT: MR. RENNA, AND MR. MANKES.

PROFESSIONALS PRESENT: LAURA NEUMANN, AND RON CUCCHIARO.

PUBLIC SESSION -- NO ONE SPOKE

Chairman Shapiro, moved that the minutes of July 11, 2023, be adopted. This was seconded by Board Member Weilheimer, and passed on a roll call vote of 6 - 0 in favor.

Z.B. 23-6318 Caliskan- Pubic Hearing seeking a Bulk Variance to construct a 2nd floor addition to existing dwelling located at 196 Greenwood Avenue block 104 lot 2 in the R30/20 zone. Carried to September 26, 2023 with new noticing required.

Z.B. 22-6794 Outfront Media, LLC- Continued public hearing seeking an seeking use variance to replace both faces of the existing billboard located at 1 Route 9 Block 175, Lot 1 within the C-4 Zone. Carried to September 26, 2023 with no new noticing required.

Z.B. 21-6729 405 Route 9-Public hearing to grant a one year extension of time for property located at 405 Route 9, block 288, lots 370 and 371 in the C-3 zone.

The Board took Jurisdiction and entered exhibits A1 - A 2

Salvatore Alfieri, appeared on behalf of the applicant. The applicant is requesting a one year extension. At this time the majority of the needed approvals are complete. They need the extension to work with the Township Water Department and the NJ DOT. They fully expect to not need any further extensions if granted.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve the 1 year extension was offered by Chairman Shapiro, 2nd by Kamal Viridi

Approve: Ms. Denton, Mr. Royce, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Ms. Simon and Chairman Shapiro.

Z.B. 22-6797 Alisa and Arthur Krivoruk-Continued Public Hearing seeking a Use Variance for a Minor Subdivision to divide the property into two new lots. Each lot to be developed with a two story single family dwelling with attached deck and driveway access from Bucks Lane, located at 11 Bucks Lane Block 213.01 Lot 48 within the LI Zone.

The Board took jurisdiction and entered exhibits A1-A32

Erica Edwards appeared on behalf of the applicants. This applicant is looking to build two residents on a lot in a commercial zone.

Alisa Krivoruk, home owner was sworn in. The applicant and her family has lived in Marlboro since 1998. They started looking for properties to be able to build two homes on a lot, so their son could have a home and be close to the family. The property at 11 Bucks Lane was chosen. Homeowner states they meet with Township professionals in 2021 to discuss the possibilities of their plans.

Allison Coffin-Planner, submitted exhibit A-32 Residential Lot Sizes. Subject site is the largest lot in the surrounding areas. The exhibit shows lots that are in various zones. The majority of the lots in the area are smaller than the subject lot.

Open Public Forum opened.
No one spoke.
Open Public Forum closed.

Motion to approve the Use Variance was offered by Chairman Shapiro, 2nd by Kamal Viridi.

Approve: Ms. Denton, Mr. Viridi, Ms. Simon-Ehlin, Mr. Solon, Mr. Weilheimer, and Chairman Shapiro.

Deny: Mr. Royce

Z.B. 23-6812 Louis & Gina Marie Vaccaro-Public Hearing seeking a Bulk Variance for a previously constructed deck and pool located at 2 Farrell Lane, Block 348 Lot 2 within the R-30/20 zone.

The Board took jurisdiction and entered exhibits A1-A18

Homeowners Louis and Gina Marie Vaccaro were sworn in. Applicant is looking to get approval for a previously installed rear deck, they also installed a pool and pavers. These installations cause an overage on coverage, and they were installed 19 feet from the property line when 20 feet is required. The total lot coverage is 31.2 % and 28% is allowed. A-19 was submitted as a Zoning Department shed application.

Open Public Forum opened.
No one spoke
Open Public Forum closed.

Motion to approve the Use Variance was offered by Chairman Shapiro, 2nd by Kamal Viridi.

Approve: Ms. Denton, Mr. Viridi, Ms. Simon-Ehlin, Mr. Royce, Mr. Solon, Mr. Weilheimer, and Chairman Shapiro.

Z.B. 19-6692 Sunset Park, LLC- Memorialization granting a one year extension of the Preliminary and Final Major Site Plan approval, located at Texas Road, Block 103, Lot 10 within the R-60 zone was offered by Chairman Shapiro, 2nd by Ms. Denton.

Approve: Mr. Royce, Mr. Solon, Mr. Weilheimer, Ms. Denton, and Chairman Shapiro.

Z.B. 23-6810 Gregory & Erin Gillman-Memorialization granting a Bulk Variance to construct a two story addition to the rear of the existing dwelling, to include a detached 3 car garage and covered porch, located at 11 Park Lane, Block 299 Lot 143 within the R-80 zone was offered by Chairman Shapiro and 2nd by Ms. Denton.

Approve: Mr. Royce, Mr. Solon, Mr. Weilheimer, Ms. Denton, and Chairman Shapiro.

Z.B. 22-6786 142 Amboy Road- Memorialization granting a Bi-Furcated Use Variance approval to construct a self-storage facility located at 142 Amboy Road, Block 172, and Lot 33 within the LC Zone. Carried to the next meeting

A motion to adjourn at 8:10pm, was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein