

**MARLBORO TOWNSHIP ZONING BOARD**  
**NOVEMBER 24, 2015**

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**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD ACTING CHAIRMAN WEILHEIMER AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.**

**ACTING CHAIRMAN WEILHEIMER READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.**

**ROLL CALL**

**PRESENT ... MR. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER  
MS. DI GRANDE, DR. ADLER,  
MR. VIRDI, MR. NAPPI**

**ABSENT ... CHAIRMAN SHAPIRO**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO ESQ. AND  
MS. PARIS (Admin. Officer)**

**SALUTE THE FLAG**

**Z.B. 15-6562 CENTRAL JERSEY EQUIPMENT, LLC. - Public Hearing for a Site Plan to have an outdoor display and storage of equipment located at 65 Route 34, Block 144 Lot 4 in the C-3 zone**

Salvatore Alfieri Esq. introduced the application to the Board.

A.J. Garito P.E. was sworn in and gave testimony. Mr. Garito gave a brief description of the

existing shopping center. Mr. Garito testified that the applicant is seeking a fenced in area in the rear of the property. Mr. Garito testified that the employee parking will be relocated as per the request of the Board Engineer. Mr. Garito referred to exhibit A-21 regarding the proposed signage four wall mounted signs totaling 86 sq. ft. where 85 sq. ft. is permitted. Mr. Alfieri asked if there were a free standing signs, Mr. Garito responded “yes, there are two freestanding signs”. The freestanding signs total 360sq.ft. where 280sq.ft. is permitted. Mr. Nappi asked what type of fencing is proposed for the rear storage area. Mr. Garito testified that it would be a 6’ chain link fence. Mr. Alfieri asked if the proposed parking was adequate for the use, Mr. Garito testified that it was more than adequate, with the offset of the other tenants. Frank Miskovich Boards Traffic Engineer asked for clarification regarding the access to the storage area and the size of the equipment proposed for display, are they small enough to fit into the parking stalls. Mr. Miskovich doesn’t feel that the fourteen spaces would be an issue with regards to the parking. Laura Neumann stated that the Applicant isn’t required to provide designated parking stalls for employees.

John C. Ackerman Jr. was sworn in and gave testimony. Mr. John Ackerman Jr. gave a brief description of his business, type of equipment, and it’s character.

Jake Ackerman was sworn in and gave testimony. Mr. Jake Ackerman gave a brief description of his business, type of equipment, and hours of operation. Mr. Jake Ackerman testified that the hours of operation will be 8:00 am. – 5:00pm. Monday through Friday and 8:00am. – 12:00pm Saturday. The displayed equipment will be displayed 7:45am.- and stored inside the building by 4:55pm. Mr. Cucchiaro asked how long will repaired equipment remain in the outside storage area, Mr. Jake Ackerman testified that customers for short term. Mr. Cucchiaro wanted to add the outdoor test area to be included into the use variance

**PUBLIC-** *No one spoke on behalf of this application*

***In workshop***

Offered: Acting Chairman Weilheimer

Second:

Dr. Adler is in favor of the application. Ms. DiGrande has no issue with the application. . Mr. Nappi has no objections with the application. Mr. Verdi only concern is if the applicant would decide to sell larger equipment. Ms. Neumann stated that if the applicant did decide to introduce larger equipment, the applicant would be required to come back to the Board for approvals. Mr. Solon is satisfied with the application. Mr. Levin has no issue with this application. Mr. Zwerin has no issues with the application. Acting Chairman Weilheimer is in favor of the application.

***Out of Workshop***

Offered: Acting Chairman Weilheimer

Second: Dr. Adler

Mr. Cucchiaro wanted to clarify that a 37'.6" x 37'.6" test drive will be designated in the rear of the property next to the fenced in area. After further discussion the Board concluded that a 75' x 75' would be satisfactory for the test area.

***A motion in the affirmative***

Offered: Acting Chairman Weilheimer    Ayes: 8 Mr. Solon, Mr. Levin, Mr. Zwerin, Acting Chairman Weilheimer, Ms. DiGrande, Dr. Adler, Mr. Verdi . Mr. Nappi

Absent: 1 Chairman Shapiro

Second: Mr. Nappi

Nays: 0

Abstained: 0

