

**MARLBORO TOWNSHIP ZONING BOARD**

**January 26, 2021**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL 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 ON January 16, 2021; 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: MS. DIGRANDE, MR. LEVIN, MR. POWERS, MR. WEILHEIMER, MR. SOLON, MR. ZWERIN, MR. VIRDI and CHAIRMAN SHAPIRO

ABSENT: MR. YOZZO

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Ron Cucchiaro ESQ.

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

Chairman Shapiro moved that the minutes of January 12, 2021 be adopted. This was seconded by Board Member Alon, and passed on a roll call vote of 8 - 0 in favor.

**Z.B. 20-6724 Howard Lieboff**- Public Hearing seeking a Bulk Variance

to construct a one story addition along the rear of the dwelling and abutting the existing rear deck, located at 15 Sami Court Block 296, Lot 23 within the FRD Zone.

The Board took jurisdiction and entered evidence A-1- A-23.

Howard Lieboff, Owner and Matthew Kisver, Contractor were sworn

in.

The applicants are looking to add an addition to the back of the house that will include a bedroom and bathroom for a parent. Relief being sought is lot coverage, building coverage, shed location. There was discussion regarding the requirement that the addition would need to be 100 feet of the top of the stream bank. They are also requesting a variance relief from Ordinance 220-35D (1). Any needed grading or tree removal they agree to go through Engineering for approval.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

The Board received, reviewed, and considered various exhibits and reports with regard to this application

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2<sup>nd</sup> by Mr. Zwerin, to grant Bulk Variance relief, and passed with a roll call of 8-0. Approve: MS. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Solon, Mr. Zwerin, and Chairman Shapiro.

**Z.B. 20-6714 Ryan Greer.** Public Hearing seeking a Bulk Variance to construct a one story addition at the rearSouth East corner of the existing dwelling located at 28 East Frances Avenue, Block 176, Lot 89 within the R-20 Zone.

The Board took jurisdiction and entered evidence A-1- A-17.

Homeowner Ryan Greer, was sworn in. Mr. Greer is seeking a bulk variance to add an addition to his home which is presently too small for his family. He will need a variance for lot coverage, and principal building Coverage. Mr. Greer, is looking to keep the home a ranch style in keeping with the aesthetic of the neighborhood. The addition will add a master suite and living space. The addition needs to be added to the back of his home because his driveway is 88 feet long and prohibits building in other areas. There is an underground river system that prohibits certain type of building and believes adding to the home will

help with some drainage issues.  
Any tree removal or grading will be approved by Engineering.  
Presently the house has a fence and some pillars which are all permitted items.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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The Board received, reviewed, and considered various exhibits and reports with regard to this application

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2<sup>nd</sup> by Ms. DiGrande, to grant Bulk Variance relief, and passed with a roll call of 8-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Solon, Mr. Zwerin, and Chairman Shapiro.

**Z.B. 20-6720 Mikhail Surman-** Public hearing seeking an Amended Bulk Variance to construct a 6 foot high fence within the front yard area along Wilson Area, located at 20 Marlboro Street, Block 125, Lot 3 within the R-30/20 Zone

The Board took jurisdiction and entered evidence A-1- A-21.

Homeowners Mikhail and Aleksandra Surman were sworn in. The Homeowners are looking to amend the approved Bulk Variance to allow the required plantings to be in a straight line as opposed to the required diamond pattern. After some discussion of this matter it was decided that the application will be carried to the February 9, 2021 Zoning Board meeting. No further notice will be needed.

Public Hearing opened.

**Z.B. 19-6683A K. Hovnanian at Marlboro Place, LLC.**-Public Hearing seeking an Amended Preliminary and Final Major Subdivision approval located at Buckley Road, School House Road and N.J. State Highways Route 79 and 18, Block 355, Lot 6,7,8 & 11 within the C-2 Zone.  
Public Hearing opened.

The Board took jurisdiction and entered evidence A-1- A-36.

Salvatore Alfieri, Esq. represented the applicant with John Caniglia, Tim Lurie and Jim Higgins being sworn in. The application was originally approved as Buckdale and was part of the Townships Affordable Housing Settlement. The property was sold to K. Houvnanian. The site has recently been cleared and if the changes are approved they will reissue an amended map. All variances that were granted will not change.

John Caniglia representing K. Houvnanian- The number of Townhomes will stay the same as well as the number of affordable houses. They are looking to relocate some of the single family homes to across the street. They are also looking to remove the retaining walls to give units a larger outdoor space. On the property will be a sales trailer and ample parking in the site, and once one of the market rate homes is complete that will be the sales office. They expect to start construction on the model June 2021. Street names have been approved by the Township and they are working with the Tax assessor to ensure lot numbers. Market rate and affordable units will have the same outdoor space. No conditions specified in the Resolutions will not be adhered to.

Tim Lurie, Engineer and Planner. The roads, number of lots, drainage/storm water are all staying the same. Lots 822-825 will have the retaining walls removed. Lot 825 has a home that if built as originally requested will not be rectangular. The requested variance will allow the home to be rectangular and be the same as the other proposed homes. Additional buffering is being added to the site along Route 79. All approvals from outside agencies have been transferred to K. Houvnanian. All Fire and Safety report requirements will be meet. All items noted in the Engineers report will be addressed for Resolution Compliance.

Jim Higgins, Planner- The presented modifications do not present any detriment to the community. The modifications will increase open space and reduce impervious coverage. The Shade Tree easements will be widened and the proposed changes will improve the community.

There was no one who wished to speak.

Public Hearing closed.

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The Board received, reviewed, and considered various exhibits and reports with regard to this application

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2<sup>nd</sup> by Mr. Solon, to grant an Amended Preliminary and Final Major Subdivision approval, and passed with a roll call of 8-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Solon, Mr. Zwerin, and Chairman Shapiro.

A motion to adjourn at 9:12 p.m. was offered by Chairman Shapiro, seconded by Mr. Zwerin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein