

MARLBORO TOWNSHIP ZONING BOARD
March 14, 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. MANKES, MR. ROYCE, MR. RENNER, ALON SOLON, MR. WEILHEIMER, MS. DENTON, AND CHAIRMAN SHAPIRO

ABSENT: MR. VIRDI, AND ADELE EHLIN

PROFESSIONALS PRESENT: LAURA NEUMANN, RON CUCCHIARO, ESQ.

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

Chairman Shapiro, moved that the minutes of February 28, 2023, be adopted. This was seconded by Board Member Renna, and passed on a roll call vote of 4 - 0 in favor.

Z.B. 22-6800 Parker Family Farm 5 Dugans Lane-Public Hearing seeking Use Variance approval to change the use of the subject property from a single family residential to a commercial landscaping business. The project also proposes to construct a new 1600 square foot pole barn, and extend existing driveway approximately 20 feet, located at 5 Dugans Lane Block 214, Lot 14 within the LC zone. Carried to March 28, 2023 with no new noticing.

Z.B 22-6785 Gordon's Corner Water- Continued Public Hearing seeking Use Variance approval to construct a new 2 million gallon, 120 foot tall standpipe water storage tank with

additional improvements to the site located at 9 Mohawk Drive, Block 362, Lot 4 within the R-80 Zone. Carried to May 9, 2023 with no new noticing.

Z.B. 22-6793 Marlboro Dream Development-Public Hearing seeking Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone.

The Board took jurisdiction and entered exhibits A1-A-29.

Donna Jennings, Esq. appeared on behalf of the applicant. This is a bifurcated application for a D-1 Use variance and D-5 density located at 356B Texas Road. The plot is an unusual shape and is 11.32 acres. There is a single family dwelling at this time that will be demolished. This site is part of the Marlboro Scattered Sites. The proposed 44 unit townhome community will balance the larger communities that have been approved. This development will have affordable units. Ms. Jennings feel this is in accordance to the Master Plan, is low density and has no detriment to the Community.

Michael Pucci-Engineer, This property is on Texas Road north east near the border of Matawan. The site is over 11 acres. There is 115 foot frontage, and the property is deep and narrow with it opening up in the rear. There is a SFH at this time. To the east of the property is the Henry Hudson Trail. The applicant is proposing 44 Townhomes, they will be paving Ryers lane, have 9 x 18 parking spaces and the Townhomes will have driveways. There is a sewer easement on the site, it has water, and will have two stormwater basins. Garbage refuses have been added to the site plan. No discussions on signage has been had. The site has a LOI but no permits or discussions with the DEP have been done.

Diagrams were shown with plans of what is there at this time and what developments have been approved.

Robert Larsen-Architect, there are 7 total buildings planned. There are 36 market value townhomes and 8 affordable apartments. The Townhomes will have either a one or 2 car garage, affordable units will need to use the available parking on site. The building will be handicapped accessible and have sprinklers. The building will be a combination of stone and siding. There are no planned recreational facilities, but they would be glad

to add them. The set aside for affordable units should be 20% it is presently 18%.

Gary Dean-Traffic Engineer, the site has been visited and a study has been done. The traffic report used the 2019 traffic counts. Due to various items such as e-commerce, more people working from home and suppressed traffic due to COVID they felt the 2019 counts would be accurate. The study showed that all units were townhomes not that there was 8 apartments as well. The peak hours of 7:30am-8:30 am and 5:00pm to 6:00pm show an extra 13 vehicles going in and out of the development. Mr. Dean estimated that approximately 15 cars an hour would be exiting onto to Texas road an hour. AS per Mr. Dean our roads can easily handle the additional traffic. The development will not be a detriment to the level of service. The Township wants an additional Right of Way and will work with the Township to achieve it. 105 spaces are required and 116 are proposed. There will be 3 electric cars.

Open Public Forum opened.

Ryan Haeusser- 191 Ryers lane has concerns about the actual land that is able to be used. The Tax map has 9.7 acres that is useable.

Barbra Pent-355 Texas Road Matawan has concerns regarding the easements and possibly taking part of her property.

Kay Haeusser-191 Ryers Lane has traffic concerns.

Open Public Forum closed.

After questions regarding traffic and engineering from the public and Board Members, they will come back to the Board May 9, 2023.

Z.B. 22-6796 Charles Dunn-Memorialization granting Bulk Variance approval to construct 2-story addition along the rear of the existing dwelling. The addition will include a porch, kitchen, bedroom and garage located at 573 Route 520 block, 214, lot 16 within the LC zone was offered by Chairman Shapiro 2nd by Saul Mankes.

Approve-Alon Solon, Saul Mankes, Kevin Royce and Robert Renna.

Z.B. 22-6799 Daniel Strubble-Memorialization granting Bulk Variance approval for an existing shed that is located within the side yard setback, located at 28 Harness Lane Block 373, Lot 11 within the R30/20 zone was offered by Chairman Shapiro 2nd by Robert Renna.

Approve-Alon Solon, Saul Mankes, Kevin Royce and Robert Renna.

A motion to adjourn at 9:51p.m. Was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein