

MARLBORO TOWNSHIP ZONING BOARD
May 28, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN Shapiro at 7:36pm.

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: MS. ACKERMAN, MR. MANKES, MR. SALON, MS DENTON
AND CHAIRMAN SHAPIRO.

ABSENT: MR. ROYCE, MS, TYAGI AND MR. RENNA

PROFESSIONALS PRESENT Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of April 30, 2024 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 4 - 0 in favor.

Election of Vice Chairman-a motion to elect Alon Salon as Vice Chairman was offered by Saul Mankes, 2nd by Chairman Shapiro. All approve.

Z.B. 22-6793 Marlboro Dream Development- Continued 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. Will be carried to August 13, 2024 with no new Noticing.

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. Will be carried due to Capacity of the Council room, date and place to be determined at a later date. New noticing will be done.

Z.B. 24-6839 Eraldo and Lina Maglara-Public Hearing seeking a Bulk Variance approval to construct 745 sf of improvements consisting of a basement level patio, first floor level paver patio with first floor covered porch and walkways, located at 102 Chardon Drive, block 160, lot 74 within the R-40/30 zone.

The Board took jurisdiction and entered exhibits A1-22.

Kenneth Pape appeared on behalf of the applicants.

Robert Siev-Engineer, the applicant is located at 102 Chardon Court in the R40/30 zone. They are looking to add a basement level patio, first floor level patio, a overhang and paver walkways. The area behind the home faces undeveloped property. They plan to remove the present raised patio. There is an unpermitted basketball court will also need a variance. They will adhere to all technical comments in the Engineer review.

A-23 Aerial plan of surrounding property was presented

A-24 Colorized variance Plan was presented.

Richard Villanoa-Architect, A-25 Rendered Architect Plans and A-26 Elevation Plans were entered. The plan is to eliminate the existing deck, install a covered section which will have an outdoor kitchen and fire place. The stairs will be moved to the side. The patio will be stone. There will be a new roof line.

James Higginson-Planner, the area to be changed will be buffered to the neighbors, the application will require 3 variances. The basketball court has been there for many years and has not caused any issues with the neighbor. The benefits to the neighborhood outweigh any detriment.

Open Public Forum

Gregory Belanger 104 Chardon Court- concerns regarding drainage and run off.

Open Public Forum Closed.

A motion to approve the Bulk Variance application was offered by Chairman Shapiro 2nd by Mr. Mankes.

Approve: Mr. Solon, Ms. Denton, Ms. Ackerman, Mr. Mankes and Chairman Shapiro.

A motion to adjourn at 8:16pm was offered by Chairman Shapiro And one vote was cast.

Respectfully submitted,
Suzanne Rubinstein