

MARLBORO TOWNSHIP ZONING BOARD
December 10, 2024
Held at the Township Recreation Center

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Ron Cucchiaro, Esq at 7:30pm.

SALUTE THE FLAG

Roll Call:

PRESENT: MR. RENNA, MS DENTON, MS. ACKERMAN, MR.MANKES, MS. EETA TYAGI AND CRAIG MCGRAW.

ABSENT: CHAIRMAN SHAPIRO AND VICE CHAIRMAN SALON

PROFESSIONALS PRESENT RON CUCCHIARO, ESQ.

Motion to elect Interim Chairman Kevin Royce was offered by Robert Renna, 2nd by Saul Mankes. All approve

CHAIRMAN ROYCE 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.

PUBLIC SESSION-Opened
No one spoke
Public Session Closed

Saul Mankes moved that the minutes of November 12, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 5 - 0 in favor.

Z.B. 22-6778 Wooleytown Associates, **LLC**-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone. Application has been placed on hold. No new date will be announced. Once a new date is announced new noticing will be done.

Z.B 21-6758 Tahir Mohammad-Continued 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. Carried to March 11, 2025 with new noticing.

Z.B. 24-6852 Franlee Olivares-Memorialization granting Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone carried to next meeting.

Z.B 24-6846 Dimple and Pushpendra Khaira- Memorialization granting a Bulk Variance to construct an addition existing dwelling expansion of first floor and addition of a second floor with a covered front porch, rear deck and a 2 car detached garage located at 315 Route 79 block 169, lot 13 within the LC zone carried to next meeting

Z.B.24-6855 414 Texas Road- Memorialization granting Amended Preliminary and Final Site Plan and Use Variance to construct a one story flex warehouse and office located at 414 Texas Road block lot27 within the LC zone was offered by JoAnn Denton 2nd by Robert Renna.

Approve: Kevin Royce, Robert Renna, Ms. Denton, Mr. McGraw and Sharon Ackerman

2024-06-2025 Calendar Dates Approval

Motion to approve was offered by Ms. Denton, 2nd by Robert Renna, all approve

A motion to adjourn at 7:46pm was offered by Saul Manes, and one vote was cast.

Respectfully submitted,
Suzanne Rubinstein