

MARLBORO TOWNSHIP ZONING BOARD
January 14, 2025
REORGANIZATION AND REGULAR MEETING

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY RONALD CUCCHIARO, ESQ. at 7:31pm

SALUTE THE FLAG

ATTORNEY RON CUCCHIARO 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.

OATHS OF OFFICE:

Michael Shapiro-Four Year Term expiring 12/31/2028
Alon Solon- Four Year Term expiring 12/31/2028
Craig McGraw-Two Year Term Alternate #2 expiring 12/31/2026
All new members took their Oaths of Office and signed.

ROLL CALL:

PRESENT: MR. SOLON, MS. TYAGI, MR. ROYCE, MR. RENNA, MS DENTON, MS. SHARON ACKERMAN, MR. MCGRAW AND CHAIRMAN SHAPIRO

ABSENT: SAUL MANKES

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Ron Cucchiaro, ESQ.

ELECTIONS:

Chairperson- Attorney Ron Cucchiaro called for nominations for Chairman. Robert Renna nominated Michael Shapiro it was 2nd by Mr. McGraw. The motion was approved 8-0

Vice Chairman- Chairman Shapiro nominated Alon Solon for Vice Chairman, it was 2nd by Mr. Renna, all approve.

Secretary- Chairman Shapiro nominated Mr. Royce as Secretary, it

was 2nd by Mr. Renna, all approve.

Administrative Officer- Chairman Shapiro nominated Suzanne Rubinstein as Administrative Officer it was 2nd by Mr. Renna, all approve.

PUBLIC SESSION -

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of December 10, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 6 - 0 in favor.

Z.B. 24-6848 Farah Homestead carried to February 25, 2025 with new noticing.

RESOLUTIONS:

1-2024- Zoning Board Attorney -Chairman Shapiro made a motion to approve Ron Cucchiaro, Esq. of Weiner Law Group, LLP.as Zoning Board Attorney, 2nd by Mr. Renna, with a roll call of 8-0 to approve

2-2024- Zoning Board Engineer -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Engineer, 2nd by Mr. Renna, with a roll call of 8-0 to approve

3-2024- Zoning Board Planner -Chairman Shapiro made a motion to approve Laura Neumann, PE, PP, of CME Associates.as Zoning Board Planner, 2nd by Mr. Renna, with a roll call of 8-0 to approve

4-2024- Zoning Board Traffic Engineer -Chairman Shapiro made a motion to approve CME Associates as Zoning Board Traffic Engineers, 2nd by Mr. Renna, with a roll call of 8-0 to approve

5-2024- Zoning Board Official Newspapers -Chairman Shapiro made a motion to approve Official Newspapers, 2nd by Mr. Renna with a roll call of 8-0 to approve.

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 was

offered by Chairman Shapiro, 2nd by Mr. Mankes.

Approve: Mr. Renna, Ms. Tyagi, Mr. Solon, Md. Denton Ms. Ackerman and Chairman Shapiro.

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 was offered by Chairman Shapiro, 2nd by Mr. Renna.

Approve: Mr. Renna, Ms. Tyagi, Mr. Solon, Ms. Denton, and Ms. Ackerman.

Z.B. 24-6856-Marcin and Iwona Wilczek-Public Hearing seeking Bulk Variance approval to construct a one story 303 sf addition to the existing dwelling with construction of a covered porch and modifications to the existing walkway located at 499 Union Hill Road, block 299, lot 137 located within the R-80 zone.

The Board took Jurisdiction and entered exhibits A1 - A22 Mr. Marcin Wilczik owner testified that they are looking to add an addition to their home. The addition is a vestibule and living room. The home is in the R/80 zone but it is an undersized lot. The required variances are due to all existing conditions. The addition is 303 sf in the front of the home.

John W. Lord-Engineer Planner-There will be no tree removal, will address all comments in the Engineers report. Will add a dry well or stone trench as needed.

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve the requested bulk variance was offered by Chairman Shapiro, 2nd by Craig McGraw

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Chairman Shapiro.

Z.B. 24-6859 Earle Prince-Public Hearing seeking Bulk Variance approval to construct a one story, 1561sf addition to the

existing dwelling, with a master bedroom/bathroom a new two car garage with existing garage turned into living space located at 47 Devonshire Drive block 171, lot 48 within the LC zone.

The Board took Jurisdiction and entered exhibits A1 - A19

Mr. Lawrence Sachs, Esq. represents the applicant.

Mr. Prince was sworn in. The applicant is looking to construct a 1749 sf addition that consists of 2 car garage, master bedroom and they plan to remove a shed. The family has lived in the home for 8 years. They are a family of 4.

A-20 Tax map was handed out to the Board members. The lot is an undersized lot for the zone. The relief is being driven by the fact it is an undersized lot. The addition will bring the number of bedrooms up to 5, and there is enough parking on site. New gutters will be tied into the down spouts. If a more intense stormwater solution is needed, they would agree to install. They expect to remove 1-2 trees. The applicant will be removing a shed on the property. They agree to all technical comments in the Engineer review. The home will stay as a single family home.

A-21 was entered in as Aerial of surrounding homes

Open Public Forum opened.
No one wished to speak
Open Public Forum closed.

Motion to approve the requested Bulk variance was offered by Chairman Shapiro, 2nd by Robert Renna

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Chairman Shapiro.

Z.B.24-6858 Serrene and Taryn Turpin-Public Hearing seeking Bulk Variance approval to construct front, side and rear additions to expand the footprint by 1068sf with an additional 2nd story addition, paver patio, pergola, walkway, shed, expansion of driveway and removal and replacement of septic system located at 139 Tennent Road block 148, lot 14 within the R-60 zone.

The Board took Jurisdiction and entered exhibits A1 - A18

Luke Grabiak-Attorney appeared on behalf of the applicant. The applicant is seeking to add a 1068sf addition to the existing

dwelling. The property is undersized for the zone. The house will stay a SFD, they will have 5 bedrooms and the parking is compliant.

Joseph Donato-Architect was sworn in. The applicant agrees to supply stormwater designs as needed. They will be adding a new septic system and removing 3 trees. The applicant will be adding a 192sf shed to be used only for storage, it will have no electrical or plumbing. The proposed patio will be on grade. They agree to all technical comments in the Engineer review.

Open Public Forum opened.

Christine Pagan 75 Brown Road- has concerns about storm water runoff and stabilization of site.

Open Public Forum closed.

Motion to approve the requested Bulk variance was offered by Chairman Shapiro, 2nd by Robert Renna

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Chairman Shapiro.

Z.B.24-6860 Roman Gavriilo-Public Hearing seeking Bulk Variance approval to construct a pavilion, hot tub expansion of paver patio and construct a landscape wall located at 20 Whipple Way block 360, lot 25.32 within the R-20AH-1 zone.

The Board took Jurisdiction and entered exhibits A1 - A16

Roman Gavrilov, homeowner and Marc Leber, Engineer was sworn in. The property is .47 acres. It is part of the Lexington Estates Development. The applicant is looking ot relocate the hot tub onto a 12 x 12 pad, creating ore room on the present patio. The hot tub will be moved to the corner of the backyard. They are looking to install a 12 x 16 pavilion with a louver top. This is an open structure with no walls. There are no water issues at this time. They installed an extensive drainage system when they put the pool in. There will be no tree removal. Exhibit A-17 was submitted as a set of 6 pictures taken 1/14/25.

Open Public Forum opened.

Ishan Trividi 55 Rutledge Road- has concerns about storm water runoff and stabilization of site.

Open Public Forum closed.

Motion to approve the requested Bulk variance was offered by Chairman Shapiro, 2nd by Robert Renna

Approve: Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Ms. Denton, Mr. McGraw and Chairman Shapiro.

A motion to adjourn at 8:21pm p.m. was offered by Chairman Shapiro, seconded by Mr. Robert Renna. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein