

MARLBORO TOWNSHIP ZONING BOARD
March 26, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro at 7:30pm.

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. MENKES, MR. ROYCE, MR. SOLON, MR. LEVIN, MS. TYAGI, MR. RENNA, MS. DENTON, MS. ACKERMAN AND CHAIRMAN SHAPIRO

ABSENT: 0

PROFESSIONALS PRESENT: Mr. Jordon Rizzo, P.E., & Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Chairman Shapiro moved that the minutes of March 12, 2024 be adopted. This was seconded by Board member Mankes, and passed on a roll call vote of 7 - 0 in favor.

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, was carried to May 28, 2024 with new noticing.

Z.B. 23-6834 Paul and Margret Steinberg-Public Hearing seeking Bulk Variance approval to construct a 6-foot x 6-foot timber pergola in the front yard to be attached to existing dwelling

and an in-ground swimming pool with hot tub in the rear yard, located at 31 Gary Drive Block, 299, lot 54 within the FRD zone.

The Board took jurisdiction and entered exhibits A1-26.

Margaret Steinberg-homeowner was sworn in. Ms. Steinberg is applying to install a portico in the front yard and a pool in the back. The family has lived in the home since 1980. The relief required is front yard set back, building coverage and for the pool and patio impervious coverage.

William Voeltz, Engineer/Planner will address all comments in the Engineer review. Added A-27 Goggle Earth pictures of the home taken today and A-28 new plans taking into account comments from Jordan Rizzo, Engineer. A retaining wall be added and there are grading concerns and stream concerns that will be addressed. Rain water will have two inlet drains and will drain into the stream. There are no wetlands on the property.

Open Public Forum opened.

No one spoke

Open Public Forum closed.

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

Approve: Mr. Mankes, Mr. Royce, Mr. Renna, Ms. Tyagi, Mr. Solon, Mr. Levin and Chairman Shapiro.

RESOLUTIONS:

Z.B. 22-6794 Outfront Media, LLC- Memorialization granting a use variance to replace both faces of the existing billboard located at 1 Route 9 block 175, lot 1 within the C-4 Zone was offered by Chairman Shapiro 2nd by Saul Mankes.

Approve, Mr. Mankes, Mr. Royce, Mr. Solon and Chairman Shapiro.

A resolution to go into executive session was read by Attorney Ron Cucchiaro.

A motion to adjourn at 8:24 p.m. was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,
Suzanne Rubinstein

