

MARLBORO TOWNSHIP ZONING BOARD

April 9, 2024

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY VICE CHAIRMAN LEVIN at 7:31pm.

SALUTE THE FLAG

VICE CHAIRMAN LEVIN 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. ROYCE, MR. SOLON, MR. LEVIN, MR. RENNA, MS. DENTON, MS. ACKERMAN.

ABSENT: MR. MENKES, MS. TYAGI AND CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT: Laura Neumann, P.E., & Ron Cucchiaro, Esq.

PUBLIC SESSION

No one spoke

Public Session Closed

Vice Chairman Levin moved that the minutes of March 26, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 5 - 0 in favor, one abstention

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 stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone. Carried to May 14, 2024 with no new noticing.

Z.B. 24-6835 Hariharan Murthy-Public Hearing seeking Bulk Variance approval to construct a 1 story addition to the existing garage for home offices and covered patio located at

203 Conover Road Block, 160.01, lot 4.01 within the LC zone.

The Board took jurisdiction and entered exhibits A1-25.

Dante Alfieri appeared on behalf of the applicant. The applicant is looking to add an addition to be used only for the homeowners as office space. It was testified that these will be for personal use only, they will not be rented out, have employees or customers visiting the addition. They are also looking to add an outdoor patio.

Frank Martella- Architect-presently the site has a single family one story home with basement and a 2 car detached garage. The lot is deep and has an irregular shape. The site is undersized at 3.9 acres. The addition is to the rear of the detached garage. The addition will be 450 square feet. This addition will create 2 home offices. There will be no plumbing. The proposed covered portion at 640 square feet will be for lounging purposes only.

Open Public Forum opened.

No one spoke

Open Public Forum closed.

A motion to approve the Bulk Variance application was offered by Vice Chairman Levin 2nd by Mr. Renna.

Approve: Mr. Royce, Mr. Renna, Mr. Solon, Ms. Denton, Ms. Ackerman and Mr. Levin.

Z.B 23-6803 Pizzirusso-Public Hearing seeking Bulk Variance approval to permit an increased impervious coverage and accessory structure coverage associated with in-ground pool, cabana and covered patio located at 165 Dutch Lane Road block 360.01, lot 3 located within the R-80 zone.

The Board took jurisdiction and entered exhibits A1-25.

Kevin Uniglicht appeared on behalf of the applicant. Applicant Michelle and Christopher Pizzirusso, were sworn and testified they bought the house in 2008, moved in 2009. Installed a pool house, cabana, pavilion, pool and pavers for their family to enjoy their back yard.

Matthew Wilder-Engineer/Planner was sworn in .The property is part of the Yorkshire Development that was started in 1996. All homes in the development are SFD. This property installed a pool, pavilion/cabana, pool house and pavers.

The pavilion/cabana is opened on three sides, and the fourth side has a fire place. The variances they are looking to get approved for are C-variances. They are looking for accessory structure and lot coverage variances. A-26 Aerial photo was submitted for review by the board. The applicant will be adding large trees to increase buffer between neighbors. The structures on the property are set back very far from the property lines. The applicant will be installing a drywell to mitigate any possible run off. The drainage pattern of the property goes only to Dutch Lane Road. It does not go to any neighboring properties. The application, does not have any detriments to the community and the positive, is it enhances the community. The retaining walls on the property do not exceed 2 feet if railings are needed they will comply. Questions regarding the height of the fireplace will be investigated and if it does not comply, it will be made smaller to comply.

Open Public Forum opened.

Barbra Magliozzi 3 Kings Court-Concerns were voiced regarding doing all types of work without permits, height of the fireplace causing a fire danger, has a history of doing work without permits, putting in pavers that are not actually pavers, placement of pool equipment and reminding the Board that complaints were put in which prompted the applicants to appear before the Board.

Open Public Forum closed.

Motion to go into workshop was offered by Ira Levin 2nd by Robert Renna

Motion to go out of workshop was offered by Ira Levin 2nd by Robert Renna.

The Board was reminded by the Board Attorney that the Board is here to only vote on the variances that they are applying for and not how or why the applicants are before the Board.

A motion to approve the Bulk Variance application was offered by Vice Chairman Levin 2nd by Mr. Renna.

Approve: Mr. Royce, Mr. Renna, Mr. Solon, Ms. Denton, Ms. Ackerman and Mr. Levin.

RESOLUTIONS:

Z.B. 23-6826 Miro Properties-Memorialization granting Bulk Variance approval to construct a two story SFD with attached garage, located at 16 Lloyd Road block, 126, lot 1 within the R-30/20 zone was offered by Ira Levin 2nd by Robert Renna.

Approve, Ira Levin and Robert Renna

Z.B. 23-6834 Paul and Margret Steinberg-Memorialization granting 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 carried to the next meeting.

A motion to adjourn at 9:03 p.m. was offered by Vice Chairman Levin. One vote was cast.

Respectfully submitted,
Suzanne Rubinstein