

**MARLBORO TOWNSHIP ZONING BOARD**  
**February 27, 2024**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY Chairman Shapiro. at 7:31pm

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. TYAGI, MR. RENNA, MS DENTON, MS. SHARON ACKERMAN AND CHAIRMAN SHAPIRO

ABSENT: ALON SALON, KEVIN ROYCE, IRA LEVIN AND SAUL MANKES

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & Richard Brigliadoro, ESQ.

**PUBLIC SESSION**

**No one spoke**

**Public Session Closed**

Chairman Shapiro moved that the minutes of January 23, 2024 be adopted. This was seconded by Board member Renna, and passed on a roll call vote of 5 - 0 in favor.

**Z.B. 22-6793 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. Carried to April 9, 2024.

**Z.B. 23-6832 Johnson and Zientek**-Public Hearing seeking Bulk Variance approval to remove existing deck and construct a one story 455 square foot addition to the rear yard of the dwelling, located at 107 Tennent Road block 148 lot 7 within the R-60zone.

The Board took jurisdiction and entered exhibits A1-18

Louis Granata appeared on behalf of the applicant. Margaret Johnson of 107 Tennent Road, homeowner was sworn in. The applicant is looking to extend the existing bedroom add a bathroom and master closet. They will also be adding a dining room. The property is an existing undersize lot. There number of bedrooms will stay the same. There will be no tree removal, no change to utilities, the façade and no drywell being installed. No rooms will be rented out.

Open Public Forum opened.  
No one from the public was here to speak  
Open Public Forum closed.

A motion to approve the bulk variance application was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna.

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

**Z.B.23-6833 Ernest & Polivia Serghis**-Public Hearing seeking a Use Variance approval to construct a second story addition, remove the existing above ground pool and construct a 800 square foot in-ground pool with paved walkway and fence located at 379 Route 79, block 151 lot 14 within the C2 zone.

The Board took jurisdiction and entered exhibits A1-20

Salvatore Alfieri appeared on behalf of the applicant. The applicant has been before the Board to have a pole barn on the property and be able to use the property for a residential as well as a plumbing business. The applicant is looking to add a 2<sup>nd</sup> floor on home and install an in-ground pool and remove an above ground pool.

Ernest Serghis- Homeowner was sworn in. The applicant has a plumbing business on the property as well as his private home. The house presently has three bedrooms and will still have 3 bedrooms when the addition is done. The exterior will stay the same, and there is no tree removal. The above ground pool will be removed and an in-ground pool will be installed. The pool

equipment will be changed but stay in the same area. A dry well was installed during the initial approval, and no new utilities will be brought in. There are 2 commercial vehicles on the property and the plumbing business or vehicles will not increase.

Marc Leber-Engineer was sworn in. The height of the house will be well within the Township Ordinance, the parking requirements will stay the same. The fence around the pool will use the solid wall of the pole barn as one side. There are no doors or windows on that side. They will comply with all Engineer comments.

Open Public Forum opened.  
No one from the public was here to speak  
Open Public Forum closed.

A motion to approve the Use Variance application was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna.

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

**Z.B. 23-6830 Paul Jones Holding's, LLC**-Public Hearing seeking a Use Variance approval for a proposed shed and a waiver from Site Plan approval, located at 34 Route 9 block 176, lot 15 within the C-4 zone.

The Board took jurisdiction and entered exhibits A1-21

Salvatore Alfieri appeared on behalf of the applicant. The applicant is Crunch Gym located on Route 9. The applicant installed a shed without getting Board approval.

Heather D'Amico-Operations Manager was sworn in. The installed shed is used to store gym equipment only. There is no public access to the shed, and no hazardous materials will be stored. There is no walkway to the shed from the building. The applicant will need to submit a correct site plan and revised plan.

Open Public Forum opened.  
No one from the public was here to speak  
Open Public Forum closed.

A motion to approve the Use Variance application was offered by Chairman Shapiro 2<sup>nd</sup> by Mr. Renna.

Approve: Mr. Renna, Ms Tyagi, Ms. Ackerman, Ms. Denton 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. Carried to the next meeting. Carried to March 12, 2024.

**Z.B. 23-6827-Hemesh Dogiparthi-**Memorialization granting a Bulk Variance to construct a 6 foot fence in front and side yard located at 11 Bauers Lane Block 299, Lot 130 within the R80 zone was offered by Chairman Shapiro 2<sup>nd</sup> by Robert Renna. Approve-Robert Renna, Ms. Tyagi and Chairman Shapiro

Z.B. 23-6829 Lawrence Nikola-Memorialization granting a Bulk Variance to install a wraparound covered porch, and demolish a one story single car garage and construct a two story detached garage located at 6 Station Road Block 193.02 Lot 55 in the LC zone was offered by Chairman Shapiro 2<sup>nd</sup> by Robert Renna. Approve-Robert Renna, Ms. Tyagi and Chairman Shapiro

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ZB 23-6825 KLB Properties, LLC Sandy Hook Consulting-Memorialization granting approval to construct 260 square foot building addition to the rear building and renovate both buildings for new uses, located at 168 Tennent Road Block 147 Lot 35 within the C-2 zone was offered by Chairman Shapiro 2<sup>nd</sup> by Robert Renna. Approve-Robert Renna, Ms. Tyagi and Chairman Shapiro

A motion to go into executive session was made by Chairman Shapiro and 2<sup>nd</sup> by Robert Renna.

A motion to leave executive session was made by Chairman Shapiro and 2<sup>nd</sup> by Robert Renna.

A motion to adjourn at 8:22 p.m. was offered by Chairman Shapiro. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein

