

MARLBORO TOWNSHIP ZONING BOARD

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MAY 14, 2013
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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

**PRESENT ... MR. LEVIN, MS. BAJAR, MR. SHAPIRO, MR. YOZZO,
MR. WEILHEIMER, MR. ZWERIN, DR. ADLER, MS. DI GRANGE**

ABSENT... NONE

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. CUCCHIARO,
MR. KATARYNIAK, MS. PARIS (ADMIN. OFFICER)**

SALUTE THE FLAG

A motion to appoint Ms. Neumann from CME Associates as the Board's Engineer was offered by Mr. Levin, seconded by Mr. Weilheimer. In favor: Mr. Levin, Ms. Bajar, Mr. Shapiro, Mr. Yozzo, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Ms. Di Grande

PUBLIC SESSION

No one from the public spoke.

A motion to approve the minutes of April 23, 2013 was offered by Mr. Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Mr. Shapiro, Mr. Weilheimer, Mr. Zwerin, Ms. Di Grande.

Z.B. 13-6472 CARTER, CLINT & MELISSA – CONTINUED PUBLIC HEARING FOR APPROVAL TO DEMOLISH MORE THAN 50% OF A NONCONFORMING STRUCTURE

A motion to accept the check list as submitted to grant a submission of waiver request was offered by Mr. Shapiro, seconded by Mr. Wilheimer. In favor: Mr. Levin, Ms. Bajar, Mr. Shapiro, Mr. Yozzo, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Ms. DiGrande.

The Board took jurisdiction. The following exhibits were entered into evidence:

- A-1 Petition on Appeal
- A-2 Denial
- A-3 Indemnification & Hold Harmless Agreement
- A-4 Disclosure Statement
- A-5 Tax Collector's Certification
- A-6 W-9
- A-7 Notice to Adjoining Property Owners
- A-8 List of Property Owners within 200 feet
- A-9 Certified White Receipts & Green Cards
- A-10 Affidavit of Publication
- A-11 Affidavit of Service
- A-12 Affirmation of Local Pay to Play Ordinance
- A-13 Owner's Affidavit of Authorization & Consent
- A-14 Survey of Block 299 Lot 130
- A-15 Lot Coverage Calculations
- A-16 Storm Water Runoff Calculations
- A-17 Birdsall's report dated 4-16-13
- \ A-18 Architecturals dated 10-5-12

The applicant Clinton Carter was sworn in. The property is located on the corner of Bauers Lane and Syngle Way in the R-80 zone, Block 299 Lot 130.

The property currently contains an existing 1 1/2 story single family dwelling, detached garage, shed, concrete & gravel driveway, deck, patio and an in ground pool.

The applicant is proposing to demolish more than 50% of the existing structure and rebuild with 2 additions, one on the rear and one on the front for a total increase in square footage of 184 s.f.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Ms. Bajar, Mr. Shapiro, Mr. Yozzo, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Ms DiGrande.

Z.B. 6438A – FSP, MARLBORO ,LLC. – CONTINUED PUBLIC HEARING FOR PRELIMINARY & FINAL SITE PLAN APPROVAL

Marc Policastro, Esq, represented the applicant. The site is located at at the north side of Route 520 east of the intersection with Route 9 and is located within the OPT-2 zone, Block 176 Lots 38, 39, 40 & 41.

The applicant previously bifurcated tis application and received use as well as floor area ratio variance relief. This approval was memorialized by resolution dated January 29, 2013. They are now seeking Preliminary and Final Site Plan Approval.

Daphne Galvin, P.E. testified on behalf of the applicant. They are proposing to remove all of the existing structures and construct a 65,770 sf. 2 story assisted living residence facility. The site will be served by 50 parking spaces with the dimensions of 9 x 18 feet. The emergency access road will be paved. A 6 foot high retaining wall is also proposed.

PUBLIC HEARING OPENED

The following from the public spoke:

1. Frank Laquinta – 8 Bluffs Court
2. Juanito Solidum – 12 Bluffs Court
3. Ed Zglobicki – Route 520

Ms. Galvin addressed the circulation on the site regarding garbage trucks, there will be a distance of 169 feet between the dumpster and the nearest property line. She also stated that the entrance drive has been shifted 10 feet to the east as a result of comments from the Monmouth County Planning Board. Also two lights are proposed at the entrance of the site and the light poles are proposed to be 16 feet tall and will comply with all ordinance requirements for brightness. Construction is proposed to take approximately one year to complete. The proposed sign will be moved to the easterly side of the driveway.

All comments from the Fire Prevention Bureau and the Environmental Commission will be addressed.

David Shropshire, Traffic Engineer testified on behalf of the applicant. Monmouth County requires a 3 – 4 foot widejing of Route 520 and access to the site will be from a 25 foot single wide driveway. Both right and left turning movements will be permitted for ingress and egress.

Michael Kauker, P.P. testified that the site plan complies with the conditions of the use variance approval. The proposed parking exceeds the RSIS requirement and that nearly all the dimensional and bulk requirement of the zone have been satisfied.

Mr. Kauker stated that non-deciduous trees will be used in the buffer areas. The species will be reviewed and approved by the Township's expert.

A motion to approve this application for Preliminary and Final Site Plan Approval was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Mr. Levin, Ms. Bajar, Mr. Shapiro, Mr. Yozzo, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Ms. DiGrande.

Z.B. 12-6470 SOLOMON SCHECHTER DAY SCHOOL – CONTINUED PUBLIC HEARING – SITE PLAN

Mr. Levin stepped down from this application.

Salvatore Alfieri, Esq, represented the applicant. The site is a 2.8 acre parcel that fronts on 22 School Road East, Block 355 Lot 5, in the C-2 zone. This application requires use variance relief to expand a nonconforming use and to exceed the permissible floor area ratio of the zone.

Richard Di Folco, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-27 Colored Rendering
- A-28 Booklet – consisting of 10 pages

The applicant is seeking approval to construct a 26,820sf building addition to an existing two story elementary school. The addition will add 200 seats to the sanctuary and 12 new classrooms. The new uses will be for 9 – 12 grade classrooms and summer camps.

Gerald Blackman, Jr. – Architect testified on behalf of the applicant. The building addition will be constructed on the south and west sides of the current building. The new facility will allow the school to expand to include a high school and to remove the modular and trailer facilities. The proposed site improvements include the relocation and expansion of the off-street parking and underground stormwater management system. The addition is expected to be complete with three years.

The applicant will present a traffic expert at the next meeting.

This application is being carried to the meeting of June 11, 2014, without further notice.

A motion to adjourn was offered by Mr. Shapiro, seconded by Mr. yozzo. One vote was cast.

Respectfully submitted

Donna Pignatelli

