

MARLBORO TOWNSHIP ZONING BOARD

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SEPTEMBER 10, 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 (arr.8:30), MS. BAJAR, MR. SHAPIRO,
MR. ZWERIN, DR. ADLER, MR. SOLON, MS. DI GRANDE**

ABSENT... MR. YOZZO, MR. WEILHEIMER

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. KATARYNIAK,
MR. CUCCHIARO, MS. PARIS (admin officer)**

SALUTE THE FLAG

A motion to approve/amend the minutes of July 23, 2013 was offered by Mr. Shapiro, seconded by Ms. DiGrande. In favor: Ms. Bajar, Mr. Shapiro, Dr. Adler, Mr. Solon, Ms. DiGrande.

PUBLIC SESSION

No one from the public spoke

Z.B. 13-6480 REZNIKOV – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and exhibits A-1 thru A – 16 were entered into evidence.

Jeffrey Ferrier, Esq. represented the applicant. The site is located at 404 Gallya Grove, Block 160 Lot 58, in the R-40/30 zone. Currently, the property contains a two story dwelling with associated walks, deck and patio, an in ground pool, shed and a fenced concrete pad canine pen.

The applicant is seeking Bulk Variance approval to retain the existing site improvements constructed within the limits of the existing conservation easement encumbering the property.

Workshop
Offered: Shapiro
Seconded: Adler

The Board members only objection was to remove the existing concrete pad canine pen.

Out of workshop
Offered: Shapiro
Seconded: Adler

The applicant said he would consider this request and agreed to return to the Board on October 8, 2013 with his decision.

Z.B. 13-6484 LISA MARCHESE ALBANESE – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and exhibits A-1 thru A-16 were entered into evidence

The site is located at 25 Hasting Road, Block 231 Lot 10 in the R-30/20 zone. Currently the property contains a two story dwelling with associated walks and paved driveway.

Ms. Albanese stated that a portion of the two car garage has been converted into living space with a separate portion as storage. The garage has electric service but no plumbing. There is no direct access from the outside. It was agreed by the applicant that there would be no rental of this space and all subcode inspections would be performed.

Workshop
Offered: Shapiro
Seconded: Bajar

The Board members had no objections to this application.

Out of workshop
Offered: Shapiro
Seconded: Adler

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

Z.B. 13-6485 SHELDON ROGERS – CONTINUED PUBLIC HEARING – USE VARIANCE

Salvatore Alfieri, Esq. represented the applicant. The site is located along the east side of Route 9 in the C-4 zone, Block 176 Lot 12.

The applicant proposes to convert the existing warehouse portion to the rear of the building to auto repair use.

John Ploskonka, P.E. testified on behalf of the applicant. The cars would enter from the south side of the existing parking area and be kept in a storage area north of the building that is currently fenced in and contains seven parking spaces. The garage would have three lifts internally and could store seven cars inside. They are proposing to eliminate an existing curb to the rear of the site and provide a stone parking area, which can accommodate six vehicles and allow for drop off of vehicles

Vic Davi, proposed tenant testified that he would perform all repairs inside the garage. The garage would be opened six days per week. The business would not sell gas .

Mark Kataryniak, traffic expert for the Zoning Board stated that all of the uses on the property call for at least 55 parking spaces and the applicant has only 52 proposed spaces.

Board member had concern that future uses would be too intense for the parking plan. As it stands now, the existing nail salon does not have enough parking spaces. The Board also feels that there is poor traffic circulation..

John Ploskonka, P.E. said the size of the parcel would likely hinder the establishment of additional parking space.

Workshop

Offered : Shapiro

Second: Adler

The Board members had the following concerns:

Bajar – not comfortable with the use or the site

Zwerin – not comfortable with the use of the site

Levin- comfortable with use & site

DiGrande – comfortable with use only - concerns with parking

Solon – comfortable with use only

Adler – comfortable with use & site

Shariro – comfortable with use only

Out of workshop

Offered: Shapiro

Second: Adler

Sal Alfieri said he would work with the applicant and his professional to tweak components of the site plan to provide more room for parking and traffic circulation.

This application is being carried to the meeting of October 8, 2013, without further notice.

Z.B. 13-6470 SOLOMON SCHECHTER DAY SCHOOL – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

Mr.Solon and Mr. Levin stepped down from this application.

Salvatore Alfieri,Esq. represented the applicant. The site is located at 22 School Road East, Block 355 Lot 5 in the C-2 zone. The lot is undersized within the zone and Bulk Variance relief is required.

The applicant seeks to construct a 26,820 s.f. building addition to an existing two story elementary school. The addition will be 21,730 s.f. on the first floor and 5,090 s.f. on the second floor.

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 curriculum and to remove modular and trailer facilities.

Richard DiFalco, P.E. confirmed that the proposed lighting would not spill on to any other properties. He also stated that the current underground stormwater management system was functioning and that flooding was not a problem on the site.

Gerald Blackman, Jr., P.P., P.A. stated that the building addition would be constructed on the south and west sides of the current building. The expansion would include the relocation and expansion of off street parking. A new gymnasium, cafeteria and sanctuary would be part of this project.

Mr.Blackman stated that the project is planned for four phases. Phase I would include the site work, the addition of ten classrooms and the building addition. Phase II would include the gymnasium as well as the demolition of the modular trailers. Phase III would include the internal infill of the existing gymnasium with classrooms. Phase IV would involve the construction of the new cafeteria. The project is expected to be completed within three years.

PUBLIC HEARING OPENED

The following spoke:

Paul Schaflin – 21 Stonehedge Way
Feels this site is to small for this project

PUBLIC HEARING CLOSED

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

**Z.B. 13-6479 KLATSKY – MEMORIALIZATION OF RESOLUTION GRANTING
BULK VARIANCE APPROVAL**

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

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

Respectfully submitted

Donna Pignatelli