

**MARLBORO TOWNSHIP ZONING BOARD**

**MAY 13, 2014**

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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 7:30P.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. SOLON, MR. ZWERIN, MR. WEILHEIMER, MR. SHAPIRO, MS. DI GRANDE, DR. ADLER, MR. WILDMAN**

**ABSENT... MR. LEVIN**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. KATARYNIAK, MR. CUCCHAIRO, ESQ.**

**SALUTE THE FLAG**

A motion to approve/amend the minutes of April 22, 2014 was offered by Chairman Shapiro, seconded by Mr.Zwerin. In favor: Mr.Solon, Mr.Zwerin, Mr. Weilheimer, Chariman Shapiro, Mr.Wildman.

**PUBLIC SESSION**

No one from the public spoke

**Z.B. 13-6495 KISELEV – CONTINUED PUBLIC HEARING – BULK VARIANCE**

The subject 109,277 s.f. property to located at 8 Embry Farm Road, Block 157 Lot 3.04, within the LC zone. The property contains a dwelling with associated walks, rear patio and an inground pool with patio having access via a semicircular paved driveway along Embry Farm Road.

The applicant proposed to construct a one story building addition approximately 1,625 s.f. to contain an indoor pool, along the east side of the existing dwelling as well as to construct a pool

cabana building along the rear of the existing pool patio area.

Steve Parker, P.E. testified on behalf of the applicant. He stated that dry wells will be installed to capture the stormwater runoff. The septic system will be revised and will require Board of Health approval. The proposed cabana will have cooking facilities.

Douglas Freiburger, Esq. represented Linda and Edward Allagra, objectors that live at 6 Embury Farm Road.

Entered into evidence was the following exhibit:

O-1 – O-6 Pictures taken by Mrs. Allagra, dated April 22, 2014

This application is being carried to the meeting of July 8, 2014, without further notice.

**Z.B. 14-6503 MARINA GLEIZER – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-18 were entered into evidence.

Salvatore Alfieri, Esq. represented the applicant, The site is located at 5 Harness Lane, Block 372 Lot 18, within the R-30/20 zone. Currently the property contains a two story dwelling with associated walks, rear deck and patio, an accessory shed structure and an inground pool within rear yard fencing having access via a paved driveway along Harness Lane.

The applicant stated that she has been a resident of Marlboro Township for 17 years and wanted to construct a gazebo/pool house in her yard. She stated that it was only after substantial construction that the encroachment of the gazebo/pool house into the side yard setback was discovered. In order to remove the existing structural improvements substantial construction would have to be undertaken at a great expense. She also said that no grade changes and no trees have been removed in the construction process.

Workshop

Motion: Shapiro  
Second: Weilheimer

The Board members had no issue with this application

Out of Workshop

Motion: Shapiro  
Second: Wildman

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

**Z.B. 14-6501 HINDU AMERICAN TEMPLE & CULTURAL CENTER – PUBLIC HEARING – USE & BULK VARIANCE**

The Board took jurisdiction and exhibits A1 through A-31 were entered into evidence.

Kenneth Pape, Esq. represented the applicant. The site has frontage along Wooleytown Road and Texas Road, Block 147 Lots 13, 17, & 28.01, within the LC zone.

On March 19, 2008 the applicant was granted Preliminary and Final Site Plan and Conditional Use approval to construct a 32,596 s.f. temple building, a 15,170 s.f. priest quarters building, convert an existing 2,847 s.f. building to a meeting/dining hall, convert an existing 4,318 s.f. building to classrooms with parking areas for 229 vehicles onsite with access from an existing drive along Wooleytown Road and a new driveway along Texas Road.

On March 4, 2009, the applicant was granted Amended Preliminary and Final Site Plan approval to relocate the proposed temple building and priest's quarters building further west toward the rear of the property and to revise onsite parking to now provide parking for 298 vehicles.

The applicant was also granted a field change request dated October 27, 2011 to revise the step area, sidewalk, driveway, and flag pole plaza at the existing temple building and to construct a reflecting/meditation pool along the front of the temple plaza area.

On March 21, 2012 the applicant was granted Amended Preliminary and Final Site Plan approval to construct a 1,514 s.f. 1 story building addition along the south side of the existing meeting/dining hall to be utilized as a kitchen area for the meeting/dining hall and to construct a 1 story barn and an attached fenced paddock area north of the existing priest quarters to stable one adult cow and two calves.

Lorali Totten, P.E., Crest Engineering testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-32 Enlarged overall Site Plan, dated 5-13-14
- A-33 Colored aerial from 2014

The applicant is now seeking Use Variance and Preliminary and Final Site Plan approval for the following:

1. Construct a 2,787 s.f. structure/building for a religious fire pit area
2. Construct a 5,000 s.f. pole barn structure for food service
3. Construct a 5,000 s.f. pole barn structure for storage purposes
4. Relocate existing handicapped parking spaces from behind the existing temple to the existing parking area in front of the temple building & restriping each parking area
5. Relocate an existing refuse enclosure
6. Construction of gated entrances along Wooleytown Road & Texas Road

7. Construction of site identification signs along Wooleytown Road & Texas Road
8. Installation of pole mounted lighting fixtures around the perimeter of the previously approved future parking area along Texas Road
9. Construction of a 6 ft.high chain link fence along the perimeter of the entire site

Ms.Totten stated that the traffic patterns will not be changed.

The proposed gates will be opened and closed periodically during the day and they will swing inwardly and will be manually opened and closed.

#### PUBLIC HEARING OPENED

Dan Mataresse – Texas Road

Spoke about catering food at this site per a condition of the Planning Board Resolution

Kishory Joshi, Architect discussed the proposed gates,new buildings and signage with the Board. The following exhibits were entered into evidence:

- A-34 Architectural Rendering – Proposed Yagna Shala Building, dated 10-15-13
- A-35 Architectural Rendering – Proposed Food Service Area Building, dated 4-29-14
- A-36 Architectural Rendering – Proposed Storage Building, dated 4-29-14
- A-37 Architectural Rendering – Proposed Gate, dated 10-15-13
- A-38 Photos (4) Temple on property

This application is being carried to the meeting of May 27, 2014, without further notice

#### **Z.B. 14-6504 JOSEPH HANNA – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE RELIEF APPROVAL**

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Weilheimer. In favor: Mr.Solon, Mr.Zwerin, Mr. Weilheimer, Chairman Shapiro, Mr.Wildman

#### **Z.B. 14-6505 PIOTR ZURAW – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE RELIEF APPROVAL**

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr.Weilheimer. In favor: Mr. Solon, Mr. Zwerin, Mr.Weilheimer, Chairman Shapiro, Mr. Wildman.

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

Respectfully submitted

Donna Pignatelli