

**MARLBORO TOWNSHIP ZONING BOARD**

**MAY 27, 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. LEVIN, MR. ZWERIN, MR. SHAPIRO,  
MS. DI GRANDE, DR. ADLER**

**ABSENT... MR. WEILHEIMER, MR. WILDMAN**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. KATARYNIAK,  
MR. CUCCHIARO**

**SALUTE THE FLAG**

**PUBLIC SESSION**

No one from the public spoke.

**Z.B.14-6506 SINGH – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-17 were marked into evidence.

The site is located at 4 Rose Court, Block 412.01 Lot 83, within the PAC zone. The site contains 193 feet of frontage along the south side of Rose Court and approximately 153 feet east of the Elisa Drive intersection. Currently the property contains a two story dwelling with a front walk and rear deck .

Mr. Singh stated that he is proposing to remove a portion of the existing rear deck and to construct a 263 s.f. one story sunroom with the area of said removal. He also stated that heating and air conditioning will be installed.

Ms. Neumann, P.E.,P.P. testified that the only variance required in connection with this application is as follows:

Section 220-140D – The minimum building coverage for a principal building within a PAC zone is 14%, whereas 16.2 % is proposed.

**PUBLIC HEARING OPENED**

No one from the public spoke

**PUBLIC HEARING CLOSED**

Workshop Motion

Offered: Shapiro

Second: Solon

The Board members had no issues with this application

Out of Workshop:

Offered: Shapiro

Second: Adler

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

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

Peter Klouser, Esq. represented the applicant. The site is located at 31 Wooleytown Road, Block 147 Lots 13, 17, and 28.01, within the LC zone.

The applicant is seeking approval to construct a pole barn, food service building and relocate handicapped spaces, construct gates a Wooleytown Road and Texas Road entrances and signs at both entrances.

Lorali Totten, P.E. testified on behalf of the applicant. She entered the following exhibits into evidence:

- A-40 Plan entitled Wooleytown Road Entrance – Gate/Fence
- A-41 Plan entitled Walkway – Access Drive from Texas Road
- A-42 Plan entitled Texas Road Entrance – Gate/Fence
- A-43 Colored rendering small sign (Wooleytown Road)
- A-44 Colored rendering large sign (Texas Road)
- A-45 Revised gate plan

Ms. Totten stated that the gates and the sign are all out of the sight triangle and there is now room for two vehicles or a fire truck to stop before you get to the gate off of the road and then while its opened. There is also a 10 x 20 turnaround so that should somebody come who doesn't have access to the site and the gates are closed, they can turn around safely and head out to Wooleytown Road without having to back out.

With regard to the Texas Road sign detail they moved the gate back a little further from the road so that there is a good line of sight in both directions.

Mr. Kataryniak, traffic expert testified that the further we can get the gates separate from the road , the better. He also stated that the extra space for a K-turn is a good idea.

Ms. Totten also stated that the applicant would stripe off part of the existing road as a walkway and place signs stating "Pedestrians" to properly direct visitors from the overflow lot. The applicant is also willing to add "No Parking" signs along the roadway leading from the gravel parking area by the Texas Road entrance up towards the temple.

The applicant will be providing a knox box for emergency access for firefighting.

Mr. Klosuer stated that the applicant is willing to remove references in the sign to the temple phone number and website in order to simply provide the address fir the property and remove any suggestion that the signs would be used for commercial advertisement purposes.

Mr. Joshi, Architect testified that the revised design for the entrance gateways removed the arch that was previously proposed for each gate. The new design would be for each gage to be located at Wooleytown Road and Texas Road.

Ms. Totten stated that due to the previously filed conservation easements around the buffers, the unique nature of the site, the size of the property, the soil types and their suitability for infiltration and the handling of runoff, the proposed site meets the intent of the zone.

Workshop

Motion: Shapiro

Second: Adler

Board members were concerned with some safety issue, which the applicant has agreed to address, but otherwise were in favor of this application

Out of Workshop

Motion: Shapiro

Second: Adler

A motion in the affirmative was offered by Chairman Shapiro, seconded by Dr. Adler. In favor:

Mr. Solon, Mr. Levin, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler.

**Z.B. 14-6508 INSURANCE AUTO AUCTIONS – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN**

Salvatore Alfieri, Esq, represented the applicant. The subject 20.6 acre property contains 1,370 feet of frontage along the west side of Texas Road and bifurcated frontages of 202 feet and 193 feet along Tylers Lane to the south, Block 146 Lots 28, 30, 31 and 33, within the LC zone.

Currently the property contains an automobile storage use consisting of a one story building containing an office associated with the site, an accessory building, a temporary tent structure, a fluid drainage area and an above ground fuel storage tank. The property also contains a perimeter 10 foot high metal fence enclosing the site,

The applicant was granted a Use Variance Approval per resolution dated April 8, 2014 to continue use of the site as an automobile storage and auction facility.

Andrew Stockton, P.E. testified on behalf of the applicant. The applicant is seeking Preliminary and Final Site Plan Approval to retain the existing site improvements, including existing perimeter fencing, and to construct a one story, 2,400 s.f. metal pole barn building west of the existing office building onsite along Texas Road and to create a new off hour vehicle drop-off area onsite near the Texas Road and Tylers Lane intersection. The existing tent structure and concrete pad are to be removed to accommodate the proposed pole barn structure.

Ken Neuburger, Area Manager for Insurance Auto Auction, stated that auctions take place at 9:00 A.M. every Wednesday, with a draw of about 30 – 50 buyers. The main idea of the proposed pole barn is for inclement weather so buyers can be in a protected area. There would not be an increase in use due to this structure. The pole barn would have electricity but no heat or restrooms. The vehicles that are sold primarily come from crashes and are considered total losses by insurance companies. This branch is run by 11 employees and stores about 2,000 vehicles.

The applicant is seeking to preserve a 10' high fence that surrounds their parcel. A prior approval conditioned that the fence must stand at least 8' tall. The fence does not include anti-climbing devices as barbed wire or an electric current. A security guard and surveillance cameras monitor the yard.

**PUBLIC HEARING**

Chris Truback – Tyler Lane

Has concerns with clouds of dust and dirt billowing from the site

Mr. Neuburger stated that the applicant hopes to obtain relief to spread gravel on the site, to fix potholes and to control the amount of airborne dust. The material that was previously laid down has pulverized and basically become dust.

They are seeking approval for fencing and a gate at an area that recently became eligible for afterhours drop-off of damaged vehicles. Contracted town truck drivers would have access to the site via a keypad. They expect about 5 cars to be delivered in that fashion per day. A gate on another portion of the fence would be eliminated.

Kevin Quinlan, Esq. for the objector objected to the Board's jurisdiction over this application. He said the notice was deficient and the Board cannot consider the application because of its ties to the junkyard ordinance. His client also believes Insurance Auto Auctions' fence is not far enough from the property line, has no buffers and is an eyesore and does not comply with the related Township Ordinance. They are also objecting to the property's parking arrangement.

This application is being carried to the meeting of June 10, 2014, without further notice.

**Z.B. 4-6503 MARINA GLEIZER – MEMORIALIZATION IOF RESOLUTION  
GRANTING BULK VARIANCE RELIEF APPROVAL**

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

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

Respectfully submitted

Donna Pignatelli