

MARLBORO TOWNSHIP ZONING BOARD
JULY 8, 2014

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD VICE CHAIRMAN MATTHEW WEILHEIMER AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. WEILHEIMER 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. WEILHEIMER, MS. DI GRANDE, DR. ADLER

ABSENT... MR. SHAPIRO

PROFESSIONALS PRESENT... MS. NEUMANN, MR. KATARYNIAK, MS. O'DOUD, MR. CUCCHIARO, MS. PARIS(admin.off.)

SALUTE THE FLAG

A motion to approve/amend the minutes of June 10, 2014 was offered by Mr. Weilheimer, seconded by Mr. Zwerin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Dr. Adler.

PUBLIC SESSION

No one from the public spoke.

Mr. Wildman addressed the Board saying that is resigning as he has moved out of Marlboro Township. He enjoyed his time on the Board and if he moves back would hope to join the Board again.

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

The site is located at 8 Embry Farm Road, Block 157 Lot 3.04, within the LC zone. It contains 610 feet of frontage along Farm Bridge Road to the south and west and 235 feet along Embry Farm Road from the north. Currently the property contains a dwelling with associated walks,

rear patio and inground pool with patio having access via a semicircular paved driveway along Embry Farm Road.

The applicant is proposing to construct a one story building addition approximately 1,625 s.f. to contain an indoor swimming pool, along the east side of the existing dwelling as well as to construct a pool cabana building along the rear of the existing patio area.

Mr. Parker, P.E. stated that the plans have been revised to depict the location of the drainage swales. He also stated that more topographical information has been provided on the plans. The applicant has reduced the height of the proposed cabana from 19 feet to 17 feet.

Ms. Neumann, P.E. reviewed her report with the Board and answered questions.

PUBLIC SESSION

No one from the public spoke.

Motion - Workshop

Offered: Weilheimer

Second: Adler

All Board member were in favor of this application except for Mr. Levin.

Motion – Out of Workshop

Motion: Weilheimer

Second: Solon

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

Z.B. 14-6509 AMERCO/U-HAUL - PUBLIC HEARING – USE VARIANCE

The Board took jurisdiction and exhibits A-1 through A-27 were entered into evidence.

John Giunco, Esq. represented the applicant. The site is located on Route 9 South, Block 288 Lots 372 & 373, within the C-3 zone. The 5.6 acre site provides 478 feet of frontage along Route 9 to the east, opposite Clayton Road intersection. Currently, the property contains two retail buildings and a self storage warehouse consisting of nine buildings with associated parking along the retail buildings and Route 9 as well as the perimeter of the self storage area. Access is provided by a right in only access drive and a right out only access drive along Route 9. The property contains an approximately 18 foot wide strip of property extending southwesterly along the rear of the property into adjoining Manalapan Township.

The applicant proposed to convert the existing retail building into a showroom area with

warehousing within the rear of said building for a U-Haul vehicle rental facility. The nine self storage warehouse buildings are to remain as exists. Access to the site is to remain as exists along Route 9 with the exception of a minor reconfiguration along the front of the existing retail buildings to provide handicapped parking spaces.

Jason Fitcher, P.E. testified on behalf of the applicant. The applicant is proposing sign and façade improvements. He explained that the applicant further proposed at least three fewer façade signs which will make this site more aesthetically pleasing. Mr., Fitcher addressed the issue of on site parking. He stated that 61 parking spaces are required and 129 spaces are provided. The parking stall size will not exceed 18 feet in length. The existing landscaping will remain and the lots will be consolidated.

The hours of operation will be 7:00 A.M. to 7:00 P.M., Monday through Thursday, Friday 7:00 A.M. to 8:00 P.M., Saturday 7:00 A.M. to 7:00 P.M and Sunday 9:00 A.M. to 5:00 P.M.

The applicant agreed to submit a turning radius plan for review by the Board's traffic engineer. They will also provide a revised plan depicting a designated area for the dumpsters which will be enclosed.

Scott Kennel, traffic professional testified on behalf of the applicant. He stated that the NJDOT previously issued access permits for the use of this site and that the proposed use does not rise to a level to require the NJDOT to issue new permits. They issued a "Letter of No Interest" to the applicant. Mr. Kennel also addressed the on site parking and confirmed that the number of on site parking spaces provided exceed the requirements of the ordinance.

PUBLIC HEARING OPENED

No one from the public spoke

Workshop – Motion

Offered: Weilheimer

Second: Levin

The Board members had no issues with this application

Out of Workshop

Offered: Weilheimer

Second: Adler

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

RESOLUTIONS

Z.B. 14-6511 NIGLIO – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL

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

Z.B. 14-6511 ROBERT & JOYCE WELLEN – MEMORIALIZATION OF RESOLUTION GRANTING USE VARIANCE APPROVAL

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

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

Respectfully submitted

Donna Pignatelli