

MARLBORO TOWNSHIP ZONING BOARD
AUGUST 12, 2014

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

ABSENT... NONE

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

SALUTE THE FLAG

A motion to approve/amend the minutes of May 27, 2014 was offered by Chairman Shapiro, seconded by Mr. Levin. In favor: Mr. Solon, Mr. Levin, Mr.Zwerin, Mr.Shapiro, Ms. DiGrande, Dr.Adler

PUBLIC SESSION

Dan Matarese – 485 Texas Road

Z.B. 13-6486 TMC MARLBORO, LLC. – CONTINUED PUBLIC HEARING – USE VARIANCE

This application is being carried to the meeting of December 9, 2014, without further notice.

Z.B. 14-6508 INSURANCE AUTO AUCTIONS – CONTINUED 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, & 33, within the LC zone. Currently the property contains an automobile storages use consisting of a one story building

containing an office associated with the site, an accessory building, a temporary tent structure, a fluid draining area and an above ground fuel storage tank. The property also contains a perimeter 10 foot high metal fence enclosing the site. Access to the site is provided by a stone driveway along Texas Road near the existing one story building onsite and a secondary dirt drive along the westerly frontage of the site along Tylers Lane.

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

The applicant is now 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 Texas Road and Tylers Road intersection. The existing tent structure and concrete pad are to be removed to accommodate the proposed pole barn structure.

The Board agreed that the applicant can proceed with Phase I of the proposed site plan. The Board agreed to an approval for a gravel surface because dust on the property kept kicking up during dry weather.

The Zoning Board does not have jurisdiction over issue related to junkyard licenses, so it was not able to approve a request to maintain a 10 foot high fence that surrounds the property.

Salvatore Alfieri acknowledged there is a fence encroachment adjacent to a neighboring property and said the fence needs to be moved onto the property of Insurance Auto Auctions.

Kevin Quinlan, Esq. representing a neighbor expressed concerns with the fence stating that it is an eyesore and does not comply with the township ordinance.

Joseph Velba, owner of the property said the fence was installed in 1987 and said it complied with the zoning ordinance at that time, which required the fence to be a minimum of 8 feet high.

PUBLIC HEARING

Dan Matarese - 485 Texas Road

Would like to see signs with notifications about vehicle deliveries

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

Z.B. 14-6507 631 ASSOCIATED – PUBLIC HEARING USE VARIANCE

This application is being carried to the meeting of September 23, 2014, without further notice.

**Z.B. 14-6501 HINDU AMERICAN TEMPLE & CULTURAL CENTER –
MEMORIALIZATION OF RESOLUTOON GRANTING A USE & BULK VARIANCE
APPROVAL**

Carried to the meeting of August 26, 2014

**Z.B. 13-6495 AMERCO/U-HAUL – MEMROIALIZATION OF RESOLUTION
GRANTING USE VARIANCE APPROVAL**

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.

**Z.B. 13-6495 KISELEV – MEMORIALIZATION OF RESOLUTION GRANTING BULK
VARIANCE APPROVAL**

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

A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler. One vote was
cast.

Respectfully submitted

Donna Pignatelli