ZONING BOARD OF ADJUSTMENT

1979 Township Drive

Chairperson Michael Shapiro

Alon salon

Vice-Chairperson Matthew Weilheimer

Secretary

Marlboro, NJ 07746~2299 Phone: (732) 536-0200 ext. 1217 fax: (732) 536-7784 web: www.marlboro-nj.gov e-mail: zoning@marlboro-nj.gov

Attorney Ronald D. Cucchiaro, Esq.

Engineer

CME Engineering - Laura Neumann, P.E.

CME Engineering Laura Neumann, P.E

Traffic Consultant

Planner

APPLICATION FOR HEARING

AKevin Royce Saul Mankes Robert Renna Joann Denton-Alt

Adele-Ehlin-Simon-Alt #2 Zoning Board Clerk

Suzanne Rubinstein

Application ZB#: _

Zoning Officer steven Gottlieb

CME Associates

(*4 COPIES OF PLANS *4 COPIES OF APPLICATION *MAPS MUST BE FOLDED) – MAPS AND PLANS MUST ALSO BE SUBMITTED ON A DISK.

1.	Please check the appropriate request(s). □ Concept Plan □ Site Plan □ Use Variance □ Bulk Variance(s)
	☐ Minor Subdivision ☐ Major Subdivision ☐ Interpretation ☐ Appeal of Zoning Officer's Decision
. 2.	APPLICANT'S NAME: If a Corporation, State Name & d/b/a:
	ADDRESS:
······	PHONE #: E-mail
3.	State Applicant's relationship to Owner:
4.	Represented by (Attorney):
	Address:
	Phone #: Fax#:
5.	Name of Proposed Development:
6.	Purpose of this Application:
7.	If Commercial or Industrial: State the Sq.Ft. of New Building: # of Parking Spaces:
8.	Use of any existing building on premises:
9.	# of existing lots: # of proposed new lots:
10.	Use of the proposed building or premises: Residential Commercial Industrial Mixed Residential/Commercial Other
11.	Location of premises:
12.	TAX MAP BLOCK LOT(S) NUMBER(S) TAX SHEET PAGE
13.	Area of entire tract:
14.	If there has been a previous appeal or application involving these premises, give details:

TOWNSHIP OF MARLBORO ZONING BOARD OF ADJUSTMENT

DISCLOSURE STATEMENT

Application Number ZB		Date
Applicant Name		
Received by	Date recei	ived
Disclosure Pursuant to N.J.S.A.	. 40;55D-48.1	
To: The Township of Marlboro	Zoning Board of Adjustr	ment .
Pursuant to N.J.S.A. 40:55D-48	3.1	icant Nume
is applying for a variance to confor approval of a site to be used Application Number and addresses of all stockholde	ssion to subdivide a parcenstruct a multiple dwellin I for commercial purposes and, rs or individual partners v	el of land into six or more lots, or g of 25 or more family units or s under Zoning Board therefore, discloses the names
Name of Stockholder	Address	Percentage of Interest
		Applicant Name (Print)
		Applicant Signature

AFFIRMATION OF LOCAL PAY TO PLAY ORDINANCE

This form must be completed by all parties seeking a land use approval from the Township which if approved, will result in having to execute a Developer's Agreement, Amended Developer's Agreement or Redevelopment Agreement with the Township of Marlboro.
The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that (insert name of business entity) has reviewed Chapter 18 of the Code of the Township of Marlboro (revised September, 2007) and certifies that it has not solicited or made, and will not solicit or make, any contributions in violation of the terms of said Chapter.
Chapter 18 of the Code of the Township of Marlboro prohibits developers and/or redevelopers, as defined further in said Chapter, from soliciting or making contributions of money, or pledges of contributions, including in-kind contributions, in excess of certain thresholds specified in said Chapter, within one calendar year immediately preceding the date of entering into a developer's agreement, redevelopment agreement, amended agreement, or contract to:
 Any Township candidate or holder of public office having ultimate responsibility for the award of the contract, or Any campaign committee of such candidate or holder of public office, or Any Township of Marlboro political party, or Any county party committee within the State of New Jersey, or Apy candidate committee, state or Township political party committee, legislative leadership committee, continuing political committee or political action committee (PAC) organized under Section 572 of the Internal Revenue Code, that is organized for the purpose of promoting or supporting Township candidates or Township officeholders and/or that has within the last calendar year provided financial or in-kind support to Township of Marlboro municipal elections and/or to Township of Marlboro municipal or Township parties.
To review this Chapter and the important definitions and thresholds set forth therein, vendors may view the Township Code by going to the Township's website - www.marlboro-nj.gov.
The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.
Subscribed and sworn before me this day of,
My Commission expires: (Print name & title of affiant) (Corporate Seal)

Zoning Board of Adjustment

CONFLICT & CONTRIBUTION DISCLOSURE STATEMENTS

This form must be completed by all applicants for a variance, waiver or exception in conjunction with any application for a subdivision, not considered a minor subdivision, or a site plan, not considered a minor site plan. All applicants have a continuing obligation while their application is pending before the Zoning Board of Adjustment to amend this form to disclose all contributions and relationships that fall within the scope of the disclosure requirements. The information disclosed on this form shall not be used in any manner as evidence relevant to the decision-making criteria for granting the subject application.

As used in this form, the following terms shall mean:

<u>DEVELOPER</u>: The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

PROFESSIONAL: Any person or entity whose principals are required to be licensed by New Jersey law. Professional shall include both the individuals and, if applicable, the firms or entities in which said individuals practice.

CONTRIBUTION: Every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible (but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization), made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. For purposes of this form, any such commitment or assumption shall be deemed to have been a contribution upon the date when such commitment is made or liability assumed.

any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committees of, or pertaining to, the Township of Marlboro made within one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the Zoning Board of Adjustment by (a) the applicant; (b) any developer involved in the application; (c) any associates (stockholders or individual partners) of said developers who are required to be disclosed pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2; and (d) any professionals who apply for or provide testimony, plans or reports in support of the application or who have an enforceable proprietary interest in the property or development which is the subject of the application or whose fee in whole or part is contingent upon the outcome of the application. Identify the name of the individual or entity who made the contribution, the recipient of the contribution, the amount of the contribution and the date of the contribution (attach additional pages if necessary):

APPLICATION ZB#: _____

CONTRIBUTOR	RECIPIENT	AMOUNT	DATE
			_
	,	-	The second secon
	4,		
;			

Signature

Date

CONFLICT DISCLOSURE STATEMENT: List below any business, financial, social or 2, family relationships between any current member of the Zoning Board of Adjustment and (a) the applicant; (b) any developer involved in the application; (c) all associates (stockholders or individual partners) of said developers who are required to be disclosed pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2; and (d) any professionals who apply for or provide testimony, plans or reports in support of the application or who have an enforceable proprietary interest in the property or development which is the subject of the application or whose fee in whole or part is contingent upon the outcome of the application. Identify the individuals or entities who have such a relationship and the nature of the relationship. (attach additional pages if necessary): APPLICATION ZB#: _____ NAME: NATURE OF RELATIONSHIP INDIVIDUAL/ENTITIES WITH RELATIONSHIP

Х.	
Signature	Date

(Rev. November 2017) Department of the Treasury

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Internal	Hevenue Service Go to www.irs.gov/FormW9 for it	nstructions and the late	est information.		i		
	1 Name (as shown on your income tax return). Name is required on this line;	do not leave this line blank.					
	2 Business name/disregarded entity name, if different from above						
page 3.	Check appropriate box for federal tax classification of the person whose n following seven boxes.	ame is entered on line 1. Ch	neck only one of the	4 Exempt certain ent	tities, not	individu	
e. ns on	Individual/sole proprietor or C Corporation S Corporation Single-member LLC	on Partnership	Trust/estate	Exempt pa	, –		
Print or type. See Specific Instructions on	Limited liability company. Enter the tax classification (C=C corporation, Note: Check the appropriate box in the line above for the tax classificat LLC if the LLC is classified as a single-member LLC that is disregarded another LLC that is not disregarded from the owner for U.S. federal tax is disregarded from the owner should check the appropriate box for the	tion of the single-member of from the owner unless the purposes. Otherwise, a sing	wner. Do not check owner of the LLC is gle-member LLC that	Exemption code (if an		ГСА гер	oorting
Seci	☐ Other (see instructions) ►			(Applies to accounts maintained outside the U.S.)			
e St	5 Address (number, street, and apt. or suite no.) See instructions.		Requester's name a	ind address	(optional)	
S	6 City, state, and ZIP code						
	7 List account number(s) here (optional)	######################################	L.,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Par	Taxpayer Identification Number (TIN)		•				
backur resider entities	Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer Identification number (EIN). If you do not have a number, see How to get a TIN, later.						
	If the account is in more than one name, see the instructions for line	1. Also see What Name	and Employer	identification	on numb	er	
Numbe	er To Give the Requester for guidelines on whose number to enter.			_			
10 - West	0-20-20-20-						
Part	Certification penalties of perjury, I certify that:		***************************************		***************************************		
1. The 2. I am Serv	number shown on this form is my correct taxpayer identification nur not subject to backup withholding because: (a) I am exempt from b ice (IRS) that I am subject to backup withholding as a result of a fail onger subject to backup withholding; and	ackup withholding, or (b)) I have not been n	otified by t	the Inter		
	a U.S. citizen or other U.S. person (defined below); and						
4. The	FATCA code(s) entered on this form (if any) indicating that I am exer	npt from FATCA reportin	ng is correct.				
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.							
Sign Here	Signature of U.S. person ▶	· ·	Date ▶				
Gen	eral Instructions	• Form 1099-DIV (dir funds)	vidends, including	those from	n stocks	or mut	tual
Section references are to the Internal Revenue Code unless otherwise noted. • Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)			gross				
related	developments. For the latest information about developments to Form W-9 and its instructions, such as legislation enacted ey were published, go to www.irs.gov/FormW9.	 Form 1099-B (stock transactions by broke 	(ers)			her	
• Form 1099-S (proc					•	ansacti	ions)
An individual or entity (Form W-9 requester) who is required to file an							
	ation return with the IRS must obtain your correct taxpayer cation number (TIN) which may be your social security number	• Form 1099-C (can	celed debt)				
(SSN),	SSN), individual taxpayer identification number (ITIN), adoption • Form 1099-A (acquisition or abandonment of secured property)						
			y if you are a U.S. ur correct TIN.	person (inc	oluding a	ı reside	ent

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding,

later.

amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

completeness checklist for - BULK VARIANCE -

Notice To Applicants: This form must be completed and returned to the Administrative Officer when a Bulk Variance Application is filed with the Zoning Board of Adjustment. The applicant is required to address all items set forth on the Completeness Checklist. Failure to address each item will result in the application being deemed incomplete. (Please type or print clearly.)

Applicant:		
• • • • • • • • • • • • • • • • • • • •		7
		·
Owner:		·····
Approximately of the property	The state of the s	
	ı)	
p		
Maria		
Project:		-
Location:		
Location.		
Block:	Lot(s):	
Street Address:		
	,	
		,
	·	
		·
Signature of person wh	ho prepared Checklist	Date
		· · · · · · · · · · · · · · · · · · ·
(Please TYPE or PRINT) Name and	Title of person who prepared Checklist	•
Notes that the property of the first of the	4444	
For Zoning Board Use O	nly:	
ZB#:	Date Received by Board:	

BULK VARIANCE CHECKLIST	PROVISED OR SHOWN	WAIVER REQUESTED
I. GENERAL REQUIREMENTS		
Submission of completed Application Form and Checklist(s) five (5 COPIES) w/ electrical copy (USB or CD).		
Payment of escrow fees and administration fees.		
Certificate that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.		
Concering Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1, et.esq.		
Certification from the Tax Collector that all taxes and assessments are paid to date.		
Submission of current plats or plans with survey information of property (5 COPIES) w/ electrical copy (USB or CD) as necessary to show the variance(s) which are requested by the applicant. All plans submitted to the Board shall be signed and sealed by a N.J.P.L.S., N.J.P.E., N.J.P.P., N.J.R.A. or N.J.C.L.A. as required and folder into eights with title block revealed.	□.	
Submission of two (2) signed and sealed copy of a survey of the property for which the bulk variance is requested.		
II. Plats Details		
The applicant shall submit to the Board a written statement which describes in detail the variance(s) which are requested and the reasons for which the requested relirf should be granted. The statement should include a description of what is required in the zone and what is being proposed in order to identify the variances or deviations from the zoning requirements for which the applicant is seeking approval.		
The applicant shall submit to the Board a plot plan and/or architectural plan as necessaey to show the type, magnitude and extent of the relief which is requested and the impacts on the surrounding neighborhood.		
All plans submitted to the Board shall comply with the following minimum requirements:		
Scale of not less than 1" = 50' . North arrow indicated.		
Key Map at scale of 1" = 1,000'.		
Title Block in accordance with the Rules govering Title Blocks for Professional Engineers (N.J.A.C. 13:40-1 et.seq.), including:		
Name, signature, address and license number of the Professional(s) who prepared the Plan;		
Date of original prepararation and of each subsequent revison thereof and a list of the specific revisions entered on each sheet.		
Schedule indication all zone requirments of Section 84-29D, showing required, existing and proposed, including impervious lot coverage breakdown. Storm water runoff calculations as per Section 84-104C.		
The bearing and distances of all existing and proposed easements and/or rights-of-way, and wetland lines.		
The zoning district(s) affecting the tract and a summary of the required and proposed area, yard and building requirements.		
If a variance is requested for a proposed addition or new construction, then a sealed architectural sketch shall be submitted which demonstrates that the proposed addition is architecturally consistent with the existing structure or, in the case of new construction, demonstrates that the proposed structure is consistent with the architectural styles		

Zoning Board of Adjustment

- PETITION ON APPEAL -

	ZB#:
THE ZONI	ING BOARD OF ADJUSTMENT OF MARLBORO TOWNSHIP:
Petition of _	Respectfully shows that
· a.	Applicant is owner of the property described below
Ъ.	Applicant is and is duly
	authorized by, the owner of
	said property, to prosecute the within appeal. The affidavit of said owner is
	attached hereto.
The property	affected by this appeal is known as
Block	, Lot(s), as shown on the latest tax map of the
Township. S	Said property is located in a zone. As designated by
the Zoning M	Map and Zoning Ordinance of the Township of Marlboro currently in effect.
	Applicant applied for a building permit to construct (make alterations to the
	following building or structure) for the following use:
<u> </u>	Applicant applied to the Zoning Officer for permission to:
·	
The Zoning	Officer declined to issue such permit on the day of, for
the following	;

Front Yard Setback	Rear Yard Setback
Side Yard Setback	and
Height of Building	# of Stories
Other Information	
Applicant requested that appropria	te relief (variance), (recommendation of variance), (spe
use permit) be granted for the follo	owing:
Data Adjustin	· · · · · · · · · · · · · · · · · · ·
	ion to this Board for any relief relating to the prope
affected by this appeal except	
•	
The following fees are submitted to	o support this petition:
a. Filing (Application Fee) of \$	b. (Escrow) \$
С,	d
	•
Applicant requests that a day be f	ixed for the holding of a Public Hearing on this App
-	n statutory requirements, cause the required Notices of
~ ~	all owners of property situated within two hundred (2
_	ty affected by this appeal (if property is located within
	abuts a county road or proposed county road) upon
•	ounty Zoning Board and Municipality of
	res that your Zoning Board, after Public Hearing, grant
relief requested.	,
Lond Loquoted III	
DATED:	·
	Applicant's Signature

Zoning Board of Adjustment

- VARIANCE APPLICATION -

1.	Identification of all sections of zoning ordinances from which relief is sought.
······································	
2.	Statement of reasons why variance(s) is/are needed.

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

WHEREAS, THE AP	PLICANT,	
HEREINAFTER REFERRED TO	AS THE APPLICANT/I	DEVELOPER, HAS
FILED AS APPLICATION FOR		VARIANCES AND
FILED AS APPLICATION FOR WAIVER FOR THE CONSTRUCT	TION OF	
LOCATED ON BLOCK	LOT	IN THE
TOWNSHIP OF MARLBORO, A	ND WHEREAS, THE A	PPLICANT'S/
DEVELOPER'S APPLICATION 2	ZBA FO	R SUCH RELIEF
WAS GRANTED APPROVAL BY	Y THE MARLBORO TO	WNSHIP ZONING
BOARD OF ADJUSTMENT DAT	ED	
TOTAL COLLABORACI		TTTO
WHEREAS, THAT RESOL	~	
APPLICANT/DEVELOPER TO I		
TOWNSHIP OF MARLBORO, IT	S OFFICIALS, EMPLO	YEES AND
CONSULTANTS.		•
NOW THEREFORE, IN AC	CORDANCE WITH TH	IE PROVISIONS AND
REQUIREMENTS OF SAID RES		
HEREBY AGREES TO INDEMN	· · · · · · · · · · · · · · · · · · ·	
TOWNSHIP OF MARLBORO, IT	S OFFICIALS, EMPLO	YEES AND
CONSULTANTS, FROM ANY A		
OR ALLEDGED TO BE SUFFER		
ACTS OF APPLICANTS/DEVEL		
APPROVAL OF THE DEVELOP	ER'S PLANS BY THE T	OWNSHIP AND OR
OF ITS BOARDS OR AGENCIES		
SUSTAINED PRIOR TO, DURIN	-	
APPLICANT'S/DEVELOPER'S F		
SIGNATURE	DA	ATE
	*	
WITNESS		

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT

In the matter of	ZB#
Applicant	•
STATE OF NEW JERSEY	
COUNTY OF MONMOUTH	
	of full age, being duly sworn according
Name of property owner	,
to law and oath deposes and says:	
I reside at	
and am the owner in fee of	
and an office in 100 of	Name of company if applicable
	Traine of company y approache
Which company is the owner in fee of prop	erty located at
Marlboro Township, NJ. designated as Bloo	•
on the latest Tax Map of Marlboro Townsh	
· · · · · · · · · · · · · · · · · · ·	ኩ.
The applicant above round in the ()	
The applicant above named is the (my)	D.L. C.
	Relationship to owner
I (or said company) authorized said Applica	at to associate the Zenter Decition
I (or said company) authorizes said Applica	in to appear to the Zoning Board of
Adjustment of Marlboro Township for such	relief as the applicant may seek relating to
said property and consent(s) to such appeal	and agree(s) that any decision of the Zoning
Board of Marlboro Township on such appear	I be binding upon me (said company) as if
said appeal has been brought and prosecuted	I directly, by me as owner.
,	
SUBSCRIBED AND SWORN TO BEFORE	E ME
	•
This Day of	
Notary	Owner's Signature
	•

Township of Marlboro

1979 Township Drive Marlboro, New Jersey 07746 (732) 536-0200 FAX: (732) 536-7784

Renee Frotton
Tax Assessor
732-536-0200 Ext 1803

REQUEST FOR 200 FT. PROPERTY OWNERS LIST

LOT
Applicant's Signature

Ext	ribit	No.	

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE MARLBORO, NEW JERSEY 07746

TAX COLLECTOR'S CERTIFICATION

I, Kelly Hahn Tax Collector for the Township of Marlboro, do hereby certify and affirm that no taxes of assessment for local improvements are due or delinquer on Block, Lot(s), a shown on the Tax Map of the Township of Marlboro.	or nt
Taxes paid thru	
Taxes unpaid for	
Print Name	
Signature	
Date	

MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT AFFIDAVIT OF SERVICE

In the manner of
Applicant
State of New Jersey County of Monmouth
Name of Party Making Application of full age, being according to law, deposes and says:
1. I reside at
County of and State of New Jersey.
2. I am the applicant, his or her agent or attorney in a proceeding before the Marlboro Township Board of Adjustment.
3. At least 10 (ten) days prior to the time appointed for hearing I served notice of this proceeding upon each and all of the owners of property affected by one of the following methods:
A) Certified mail, return receipts attached to this affidavitB) Personally, by handing a copy of the Notice to the owner
A true copy of this notice and a list of the names and addresses of all persons notified indicating the date and manner of services are attached to this affidavit.
Applicant's Signature
Sworn and Subscribed by me before this day of
Notary