

MARLBORO TOWNSHIP ZONING BOARD
February 25, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO, NEW JERSEY AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL SHAPIRO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, NOTICE OF THIS REGULARLY SCHEDULED MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MARLBORO WAS SENT TO THE ASBURY PARK PRESS, THE STAR LEDGER, NEWS TRANSCRIPT ON JANUARY 15, 2020; PUBLISHED IN THE ASBURY PARK PRESS ON JANUARY 17, 2020; POSTED IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE OFFICE OF THE MUNICIPAL CLERK AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: DiGRANDE, LEVIN, POWERS, SOLON, VIRDI, YOZZO,
ZWERIN AND CHAIRMAN SHAPIRO

ABSENT: WEILHEIMER

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & RONALD
D.CUCCHIARO, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

ZB: 19-6696 **Arthur Avetisyan** - Continued Public Hearing for Bulk Variance approval for the installation of an in-ground swimming pool with pool cabana building, with walkway areas, fencings and pool house, located at 430 Union Hill Road, Block 287, Lot 36, in the R-20 Zone was carried to the next scheduled meeting of April 14, 2020 without further public notice.

ZB: 19-6694 **Frederick and Mary Reck** - Public Hearing for preliminary and final major subdivision approval, located at Hudson Street and Orchard Street, Block 219 Lots 4 & 5, in the C-1 and L1 Zones was carried

to the next scheduled meeting of April 14, 2020 without further public notice.

ZB: 19-670049 Route 520, LLC - Public Hearing for use variance approval to permit the portion of the existing two story structure to include a hair salon, located at 49 Route 520, Block 268 Lot 69, in the OPT-1 zone.

Boardmember Viridi was recused and he left the meeting.

The Board took jurisdiction and entered evidence A-1 through A-25.

The Applicant is seeking a use variance relief to permit a hair salon within the existing building. The proposed hair salon would occupy approximately 897 s.f. of the existing building. Three employees with three wash stations and six cutting/coloring stations are proposed. Three tenants currently exist within the building as follows: music studio (1,016 s.f.), financial service office (1,952 s.f.), and a personal service use, Lash and Visage (1,021 s.f.). The building has another two vacant tenant areas totaling approximately 2,044 s.f. The Applicant has not proposed any site improvements

Kenneth Pape, Esq., representing the Applicant stated that they were seeking a use variance relief to permit the operation of a hair salon on the subject property because hair salons are not a permitted use within the OPT-1 Zone. The subject property was fully developed and had prior Planning Board approval. Mr. Pape further stated that the Applicant was not proposing any site improvements and that the hair salon would be limited to three technicians at a single time.

Shushan Sarkisova, the operator of the proposed hair salon testified and confirmed that the use would be limited exclusively to a hair salon excluding nail and pedicure treatments. She also stated that a portion of the space would be dedicated as a children's area but not to include a babysitter. The hair salon's business operations would be open from 1:00 p.m. to 8:00 p.m. daily. She further acknowledged that all fire code requirements would have to be satisfied.

John Rea, PE, traffic engineer for the applicant, testified that the use would have a maximum of three employees on site at a time would include Ms. Sarikova. He took into consideration maximum capacity when performing his parking analysis. This included every chair being occupied with all three technicians

working at the same time. He stated that a maximum of nine parking spaces would be required at maximum occupancy. He also observed that the business would be busiest on the weekends when other uses on the subject property were closed. Mr. Rea stated that the Ordinance requires four parking stalls per chair for a total of 24 required parking spaces. Mr. Rea further testified that when he visited the site he observed four cars at 11:00 a.m. on a weekday and ten cars during the evening hours. There was more than adequate parking existed to support the proposed hair salon.

Jeff Mendelson who identified himself as a representative of the Applicant, explained that he was very familiar with the subject Property and that ample parking was available for the proposed hair salon.

Public Hearing opened.

Kema Li of 35 Route 520, expressed concern about the possibility that dangerous chemicals may be exhausted from the site. The Applicant confirmed that all relevant fire codes would be satisfied and further stipulated that there would not be any exhaust fumes of any kind.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Boardmember Levin. In favor: DiGrande, Levin, Powers, Solon, Yozzo and Zwerin. Absent: Viridi and Weilheimer.

A motion to adjourn at 8:20 p.m. was offered by Chairman Shapiro, seconded by Boardmember Yozzo. One vote was cast.

Respectfully submitted
Susan A. Branagan