

MARLBORO TOWNSHIP ZONING BOARD
September 8, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD VICE CHAIRMAN MATTHEW WEILHEIMER AT 7:30 P.M.

SALUTE THE FLAG

VICE CHAIRMAN MATTHEW WEILHEIMER 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 SEPTEMBER 3, 2020; PUBLISHED IN THE ASBURY PARK PRESS ON SEPTEMBER 1, 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: Mr. LEVIN, MR. POWERS, MR. WEILHEIMER, MR. YOZZO, and MR. ZWERIN

ABSENT: CHAIRMAN SHAPIRO, MS. DIGRANDE, MR. SOLON, AND MR. VIRDI

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

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

Vice Chairman Weilheimer moved that the minutes of August 11, 2020 be adopted. This was seconded by Board member Zwerin, and passed on a roll call vote of 4 - 0 in favor.

ZB 20-6711New Cingular Wireless, PCS, LLC.-Public Hearing seeking a Use Variance and Final Site Plan approval to construct a 150 feet tall faux-tree stealth design monopole telecommunications tower located at 316 Tennent Road (County Road 3) and along the northerly side of Amboy Road, Block 172, Lot 41 within the IOR Zone.

Carried to September 22, 2020.

ZB 19-6697 Northeastern Development, INC.-Public Hearing seeking a Use Variance to construct a 3,663. S.f. drive-thru car wash building with five parking spaces and 5 vacuum station spaces, located at Route 79, Block 351, Lot 2 & 3 within the C-2 Zone

The Board took jurisdiction and entered evidence A-1 through A-37.

The Applicant is seeking a Use Variance to use a site pad that was approved by the Planning Board, Resolution PB1177-18. This pad is to be used as a tunnel style car wash with five vacuum stations. Mr. Bran Decina, was sworn in and testified to the use of the pad. Mr. Decina displayed and discussed exhibit A-36, A-33, A-34 and A-35. The wooded areas on the aerial view will be maintained to offer buffering to the surrounding homes. The site plan shown has an additional 12,000. sq. foot expansion, with a 10,000. sq. foot day care facility and a 4500. sq. foot pad for the car wash. All entrances and exits to the property will be maintained with no change. There will be new lighting, landscaping and signage on the property as well as an underground detention basin system.

Minor changes to the approved site are as follows: impervious coverage was approved as 7.6% and will now be 7.1%. 4500 sq. foot pad will be reduced to 3663. Sq. feet. All outside agencies approvals have been received. The color rendering of the car wash A-35 shows an extra lane to allow people to leave the stacking lines in case of emergency. The parking stalls will be 9 feet with three feet between cars to offer enough room, there will also be a 6 foot fence to add more buffering to surrounding areas.

John Rea-Traffic Engineer testified for the applicant. Mr. Rea was sworn in. Confirmed the ingress and egress for the shopping mall will stay the same, NJDOT has approved the permits. The circulation for the car wash will be counterclockwise and have the ability to have 30 cars stacked with a bypass lane between the stacking lanes. The 50 commuter spots will be placed at the southern boundary of the existing gas station/bank pad on School Road West. As per Mr. Rea, there will be no negative impact on traffic flow.

Stephen Radosti- Licensed Architect testified for the application. Mr. Radosti was sworn in. Mr. Radosti, testified that the building will be visible to the street, have a village look to the building, and all signage will be illuminated. Some of the materials will be sustainable and the look will fit

seamlessly into the area. The same material will be used on all sides of the building.

Mr. Peter Passarella-Owner/Applicant testified that this is an Express Car Wash, there will be 3-4 employees on site, there will be bathroom facilities, the hours would be 8a.m.-6p.m. and you would not be able to access the vacuum stations unless you went through the car wash. The car wash will have a water recycling system. There will be no detailing or oil changes at the site. After some questioning about the vacuum stations availability to people not using the car wash, the area will be looked at again and any modifications needed will be addressed.

Ms. Christine Nazzaro-Cofone-Planner, testified for the application. Ms. Nazzaro-Cofone was sworn in. Ms. Nazzaro-Cofone reviewed the plans, did a site visit and reviewed Township Ordinances and Master Plan. In her opinion this site is suitable for the car wash. The look of the car wash will have synergy with the other businesses on the site. Ms. Nazzaro-Cofone, feels this will not be detrimental to the Community.

The Board received, reviewed, and considered various exhibits and reports with regard to this application

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

Mr. Pape has requested that further discussion and voting on this application be carried to September 22, 2020, and requests that Board Members not in attendance listen to the tapes of this hearing, so they can vote.

ZB: 20-6712 Jennifer Bajar- Memorialization of a Resolution granting an amended Use Variance.

A motion in the affirmative was offered by Vice Chairman Weilheimer, seconded by Mr. Zwerin. In favor: Mr. Powers, Mr. Levin, Mr. Zwerin and Vice Chairman Weilheimer.

ZB: 09-6371A TDA Capital, LLC. - Memorialization of a Resolution granting an amended Site Plan.

A motion in the affirmative was offered by Vice Chairman Weilheimer, seconded by Mr. Zwerin. In favor: Mr. Levin, Mr. Powers, Mr. Zwerin and Vice Chairman Weilheimer.

ZB: 20-6704 MDLN Corporation "Smart Start Academy"-
Memorialization of a Resolution granting a Use Variance.

A motion in the affirmative was offered by Mr. Levin seconded by Mr. Zwerin. In favor: Mr. Powers, Mr. Levin, Mr. Zwerin

A motion to adjourn at 9:53 p.m. was offered by Vice Chairman Weilheimer, seconded by Mr. Levin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein