

MARLBORO TOWNSHIP ZONING BOARD

February 9, 2021

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO 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. PUBLISHED IN THE ASBURY PARK PRESS ON January 16, 2021; 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: MS. DIGRANDE, MR. LEVIN, MR. POWERS, MR. WEILHEIMER, MR. SOLON, MR. YOZZO and CHAIRMAN SHAPIRO

ABSENT: MR. ZWERIN and MR. VIRDI

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Ron Cucchiaro ESQ.

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

The minutes of January 26, 2021 will be tabled until February 23, 2021

Z.B. 20-6720 Mikhail Surman- Continued Public hearing seeking an Amended Bulk Variance to construct a 6 foot high fence within the front yard area along Wilson Area, located at 20 Marlboro Street, Block 125, Lot 3 within the R-30/20 Zone

The Board took jurisdiction and entered evidence A-1- A-24. Mr. Surman was reminded that he was still under Oath.

Mr. Surman provided the Board with a survey with the new fence and tree configuration for review labeled A-22. Mr. Surman also

showed pictures labeled A-24 of the property and surrounding area. The Board offered various suggestions to Mr. Surman and the Board Attorney discussed the role of this Board and the Applicants choice to represent himself. The subject of the neighbors fence which seems to be not in compliance with their resolution was discussed and the Township Engineer will address with that homeowner and has no bearing on this specific application. Discussion of type of fence and placement and planting of trees was discussed. Mr. Surman wants a fence for privacy and safety of his daughter.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed

A Motion was offered by Chairman Shapiro and seconded by Ms. DiGrande to Grant a Bulk Variance to construct a 6 foot fence seven feet off the property line with a single row of trees in a straight line, and passed with a roll call of 7-0.

Approve: MS. DiGrande, Mr. Levin, Mr. Powers, Mr. Yozzo, Mr. Weilheimer, Mr. Solon and Chairman Shapiro.

Z.B.20-6726 Yefremov & Sarkane-Public Hearing seeking a Bulk Variance to construct an inground swimming pool with an associated patio within the rear yard. Located at 128 Micki Drive, Block 305, Lot 10 within the R-20 Zone.

The Board took jurisdiction and entered evidence A-1- A-18.

Board Member Ira Levin has recused himself from this application.

Jared Pape, Esq. is appearing for applicant. The Sarkane Family is seeking a Bulk Variance for Lot Coverage to construct a pool and patio, no other variances are needed. The property will have a stormwater system installed. The Applicant is using another homeowners yard to facilitate installation and have written permission to do so.

Chester DiLorenzo of Mid-State Engineering was sworn in. Mr Dilorenzo described the back yard as being slopped and a retaining wall with a fence on top will be built. Applicant will use pavers instead of concrete to help with the lot coverage. There will be a stormwater system installed to ensure that there is no water issues. The system will be tied into an underground pipe. The Applicant will adhere and address all

comments made in the Engineers report.
Public Hearing opened.

Mr. David Rosenbaum of 120 Micki Drive Morganville, New Jersey 07751, addressed the Board with concerns on water issues.

Public Hearing closed.

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

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

A motion was offered by Chairman Shapiro and 2nd by Ms. DiGrande, to grant Bulk Variance relief, and passed with a roll call of 6-0. Approve: Ms. DiGrande, Mr. Powers, Mr. Weilheimer, Mr. Solon, Mr. Yozzo, and Chairman Shapiro.

Z.B. 20-6727 Utrobina- Public Hearing seeking a Bulk Variance approval to construct an inground swimming pool, within the rear yard area, with a stormwater recharge chamber to mitigate increased drainage, located at 309 Brian Drive, Block 311, Lot 5 within the R-20 zone.

The Board took jurisdiction and entered evidence A-1- A-18.

Dante Alfieri appeared on behalf of the applicant. The applicant wish to construct an inground pool within the rear yard area.

A.J. Garrito, Engineer was sworn in. The applicant is looking to install a 20' x 40' swimming pool in their yard. They are looking to receive a Bulk Variance for lot coverage. They will install pavers in the yard and part of the driveway to help with decreasing lot coverage. A stormwater system will be installed to handle additional water. The house is buffered with trees, and no trees will be removed. The Engineer will comply with all items addressed in the Engineers report.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed

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

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

A motion was offered by Chairman Shapiro and 2nd by Mr. Levin, to grant Bulk Variance relief, and passed with a roll call of 7-0. Approve: MS. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Solon, Mr. Yozzo, and Chairman Shapiro.

Z.B. 20-6725 Hernandez 4-6 Ardsley Place -Public Hearing seeking Bulk Variance to construct a two story dwelling with associated porches, walks, a breezeway connected garage, an inground pool with patio surround and cabana as well as an accessory shelter structure having access by a gravel driveway along the Ardsley place frontage structure approval, located at 4-6 Ardsley Place, Block 171, Lot 79 within the L-C Zone.

The Board took jurisdiction and entered evidence A-1- A-26

Mr. Rick Brodsky appeared for the Applicant. The applicants are here to receive Bulk Variance relief to construct a single family home on a 12 acre lot. The lot has some preexisting conditions.

Patrick Ward- Engineer was sworn in. Exhibit A-16 was displayed for the Board Members. The applicant is seeking to construct a single family home with paddock. This is a large irregular shaped lot. There are wetlands and a creek. All applications to the DEP in regard to wetlands have been submitted. This property is outside the flood zone. The home will have a yard, pool cabana, meandering driveway, rear paddock closure and a run in shelter for future animals. The home has public water, gas, electric and will have a septic system. There will be a stormwater management system installed. Mr. Ward believes the proposed house benefits outweigh any detriments. Exhibit A-26 was shown to the Board to allow for an overhead view of the property. Mr. Ward believes the construction of the home is being done within the constraints of the property and to the benefit of the neighborhood. There will be a proposed fence around the paddock and he believes the pond is a natural pond.

Mr. David Hernandez- Applicant, was sworn in. The pond on the property was inspected and it is a natural spring fed pond and is a healthy pond. The animals they would have would be alpacas. They may have 4-5 of them. The fence around the paddock will be

a 4 post fence. These animals are for the benefit of the family, they will not be opened to the public, will not breed them, and they are not looking for any agricultural, farming or commercial use.

Robert Larsen-Architect was sworn in. Exhibit A-20 was shown to the Board. This is a single family home with a 4 car garage, exercise room, there are patios off many of the rooms. There will be 4 bedroom suites upstairs with a recreation area. There will be a basement and an under roof attic space. The cabana and pool will have the same finishes as the house.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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

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

A motion was offered by Chairman Shapiro and 2nd by Mr. Powers, to grant an Bulk Variance relief approval, and passed with a roll call of 7-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Weilheimer, Mr. Solon, Mr. Yozzo, and Chairman Shapiro.

20-6724 Howard Lieboff- Memorialization of a Resolution granting a Bulk Variance

A motion in the affirmative was offered by Chairman Shapiro. seconded by Mr. Powers. In favor: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Z.B.20-6714 Ryan Greer- Memorialization of a Resolution granting a Bulk Variance

A motion in the affirmative was offered by Chairman Shapiro. seconded by Ms. DiGrande. In favor: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Solon, Mr. Weilheimer and Chairman Shapiro

Z.B. 19-6683A K. Hovnanian at Marlboro Place, LLC -

Memorialization granting an Amended Preliminary and Final Major Subdivision approval, located at Buckley Road, School House Road and NJ state Highways Route 79 and 18, Block 355, Lot 6,7,8 & 11 within the C-2 Zone. Tabled to February 23, 2021

A motion to adjourn at 9:45 p.m. was offered by Chairman Shapiro, seconded by Mr. Levin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein