

MARLBORO TOWNSHIP ZONING BOARD
OCTOBER 27, 2015

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

CHAIRMAN 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. LEVIN, MR. ZWERIN, MR. WEILHEIMER
CHAIRMAN SHAPIRO, DR. ADLER, MR. NAPPI**

ABSENT ... MR. SOLON, MS. DI GRANDE, MR. VIRDI

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO ESQ. AND
MS. PARIS (Admin. Officer)**

SALUTE THE FLAG

Z.B. 15-6543 TRI STATE RESTORATION, INC. – Continued Public Hearing for a Use Variance to continue auto body repair in the LI zone, located at 238 Boundary Road, Block 360 Lot 5 in the LI zone

This application is being carried to the meeting of December 8, 2015, without further notice

Z.B. 15-6536 ANTISELL - Continued Public Hearing for Use Variance and approval of a major 5 lot subdivision with bulk variances that is located on Reids Hill Road, Block 154 Lots 17 & 18 in a split zone (C-3 and LC)

This application is being carried to the meeting of December 8, 2015, without further notice

Z.B. 15-6556 KRAUSHAAR – Public Hearing for a Bulk Variance to construct a 556 sq. ft. cabana and a 589 sq. ft. one story, two car garage and some additional associated paver patio on mortar in the backyard, located at 2 Topaz Court, Block 420.02 Lot 7 in the R-80 zone.

Salvatore Alfieri Esq. was sworn in and introduced the application to the Board.

Adam Kraushaar was sworn in and gave testimony. Mr. Kraushaar stated that he would like to construct a one-story detached garage, as well as a one-story cabana in the pool area. Mr. Kraushaar testified that the property has no existing drainage problems and the proposed improvements should not create any drainage issues for neighboring property owners. Mr. Kraushaar testified that the variance for accessory structure height was requested solely to allow the architectural style to be consistent with the dwelling itself.

Chairman Shapiro asked if the structures will have leaders and gutters. Mr. Kraushaar testified that the structures will have gutters.

PUBLIC- *No one spoke on behalf of this application*

In workshop

Offered: Chairman Shapiro

Second: Mr. Levin

Ms. Neumann stated that the percentage changes in the overall property are de minimis. Mr. Levin has no issue with this application. Zwerin has no issues with the application. Mr. Weilheimer is in favor of the application. Nappi has no objections with the application. Dr. Adler is in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Mr. Levin

Mr. Levin has no objections with this application. Mr. Zwerin agrees with Mr. Levin and has no objections with the application. Mr. Weilheimer is in favor of the application. Nappi has no objections with the application. Dr. Adler is in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Mr. Zwerin

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 6 Mr. Levin, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Dr. Adler, Mr. Nappi

Absent: 3 Mr. Solon, Ms. DiGrande,
Mr. Verdi

Second: Mr. Nappi

Nays: 0
Abstained: 0

Z.B. 15-6554 FRIENDSHIP CIRCLE – Public Hearing for a Use Variance to create a center for special needs individuals to provide recreational and social opportunities and learn life skills in a zone that only permits residential uses or government buildings or golf courses, located on Texas Road, Block 172 Lots 27 & 29 in the LC zone.

Michael Gross Esq. Was sworn in and introduces the application to the Board.

Chanale Wolosow (program director) was sworn in and gave testimony. Ms. Wolosow explained the concept underlying Friendship Circle as well as its purpose and function. Ms. Wolosow first explained that they propose to construct a unique facility designed to accommodate individuals with special needs. There are now only eighty-one similar facilities worldwide, with only one other comparable facility within New Jersey that is located in Livingston, NJ. Ms. Wolosow’s goal is to minimize the fees charged to each participant through charitable donations and other fundraising efforts.

The proposed facility is intended to promote the social development of persons with special needs, such as those diagnosed with Autism Spectrum Disorder. Ms. Wolosow's program provides various recreational and social opportunities within an environment geared to nurture such development and in which learn life skills. Ms. Wolosow testified that the participants will carpool or are similarly dropped off as they do not have their own cars. Ms. Wolosow testified that the proposed building itself will be divided into a variety of unique purpose rooms to help promote the social development of persons of all ages with special needs, though primarily children. As proposed, the facility would include, but may not be limited to, rooms devoted to the following purposes: music and dance, water, "snoozlin" (a place for children to relax with dimmed lights, carpeted floors with bean bag chairs etc), art, gross motor skills, "mommy & me," cooling, crafts, jungle gym, theater/multi-purpose room, kitchen, vending and a volunteer/parent room. A particular feature of the facility is the proposed "Life Town," in which to learn practical skills. Life Town involves a simulated stores, offices and other public facilities, such as a simulated post office, where skills such as how to mail a letter, or get your nails done, or having a dental exam, will be facilitated. Ms. Wolosow testified that exterior activities will eventually include a sensory playground, and she anticipates making it open and available to the community.

Ms. Wolosow's program involves two hour sessions that take place throughout the day, every day, but will predominantly take place on the weekends, as well as during weekday afterschool hours given the school schedules and those of the teenager from throughout the community and region who volunteer. These relatively brief program intervals are considered optimal for persons with special needs.

Ms. Wolosow proposes to construct its own facility in order to expand its current program, which is primarily limited to weekends within a rented space. At present, the program serves a total of 150 persons, which total includes staff and volunteers. While overseen by staff, each person with special needs is always teamed up with at least one buddy, but occasionally two, based on behavioral status and maturity. Based on prior experience, the Applicant anticipates that most parents and caregivers, after acclimating to the program following a few sessions, will not hesitate to leave the facility, providing such persons with a few hours of rest. This particular benefit of the program was highly praised by members of the public who offered comment at the hearing. It is anticipated that once fully operational, the proposed new facility would allow the existing program to double in size from 150 persons to 300 persons total.

Lorali Totten P.E. was sworn in and gave testimony

Ms. Totten testified that the use on the property qualifies as an inherently beneficial use and that there was no substantial detriment to the zone planning and zoning ordinance as a result of the proposed improvements. Ms. Totten testified that from a visual standpoint there would be no detrimental impact to the zone plan or zoning ordinance. Ms. Totten testified that local planning documents confirmed the use was consistent with Marlboro's planning goals. Pointing to the Land Use Element of the Master Plan, Ms. Totten explained that a goal of the LC Zone is to conserve the environmentally sensitive areas located within it, which she believes is fully supported by this proposal. An additional Master Plan Goal furthered by this application included was the balancing of development opportunities with the established pattern of development and existing infrastructure where appropriate.

PUBLIC-

Elizabeth Newman 851 Mariposa Court Marlboro - In favor of the application

Robin Goldstein 8 Oran Pl. Morganville – In favor of the application

Randi Goldberg 414Georgetown Dr. Morganville – In favor of the application

Karen Kohler 8 Field Crest Drive East Brunswick – In favor of the application

Joy Ryan 222 Sunningdale Circle Manalapan - In favor of the application

Corey Miller 504 Bittersweet Drive Morganville –In favor of the application

In workshop

Offered: Chairman Shapiro

Second: Dr. Adler

Mr. Levin has no objections with this application. Mr. Zwerin agrees with Mr. Levin and has no objections with the application. Mr. Weilheimer is in favor of the application. Nappi has no objections with the application. Dr. Adler is in favor of the application. Chairman Shapiro is in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Mr. Nappi

Offered: Chairman Shapiro

Ayes: 4 Mr. Levin, Mr. Zwerin,
Chairman Shapiro,
Dr. Adler

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Absent: 3 Mr. Solon, Ms. DiGrande,
Mr. Verdi

Second: Mr. Zwerin

Nays: 0

Abstained: 1 Mr. Weilheimer

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Levin.

Respectfully submitted
Jennifer Bajar