

**MARLBORO TOWNSHIP ZONING BOARD**

**February 7, 2017**

**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.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 ...           {6} MR. SOLON, MR. ZWERIN, MR. WEILHEIMER,  
  CHAIRMAN SHAPIRO, DR. ADLER and MR. POWERS**

**ABSENT...            {2} MR. VERDI and MS. DI GRANDE**

**PROFESSIONALS PRESENT...   MS. NEUMANN, MR. CUCCHIARO,  
  MR. ANGELASTRO, and MS. SARAH PARIS**

**SALUTE THE FLAG**

**PUBLIC SESSION** – *No one from the public signed up to speak.*

**Z.B. 16-6607 John & Lauren Lacognata** – Continued Public Hearing for a Bulk Variance to keep Belgium block curbing installed around the perimeter of the driveway closer than five feet from side property, located at 253 Nottingham Road, Block 139, Lots 53 in the R-30/20 zone.

*Application to be carried to March 28, 2017 without further notice to property owners.*

**Z.B. 16-6593 Anthony & Paula Natale** – Continued Public Hearing for a Bulk Variance to keep concrete and paver patios that were built without permits, and exceeds total permitted lot coverage were 28% is permitted and 33% exists, located at 102 Cannonade Drive, Block 412, Lot 81 in the PAC zone.

Anthony Natale was sworn in and gave testimony. Mr. Natale stated that he contracted to have the paver patios installed, and the contractor informed him that he didn't need permits for paver patios. Mr. Natale was informed by a friend that he did need permits. Mr. Natale went to the Zoning office and was told by Sarah Paris, Zoning Officer that he did need permits and that he was over lot coverage.

Chairman Shapiro asked if Mr. Natale would be willing to replace the existing concrete with pavers set in sand and gravel. Mr. Natale stated that the concrete goes under his house, and would damage his house if he was to break up the concrete.

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes: 6 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Dr. Adler, & Mr. Powers)
Second:	Mr. Zwerin	Nays: 0 Absent: 2 (Mr. Viridi, Ms. DiGrande)

**Z.B. 17-6608 Sunset Park, LLC.** – Public Hearing for a Use Variance to permit an assisted living facility with an associated bulk variances to construct a three story, 114,000 sq. ft. building with a total of 121 living units, located on Texas Road, Block 103, Lots 10 in the R-60 zone.

Salvatore Alfieri, Esq. introduced the application to the Board.

William Kurtz, P.E., was sworn in and gave testimony. A-25 Color rendering of Use Variance Plan dated 11/17/17, consisting of 1 page clipped to a board, was entered into evidence. Mr. Kurtz described the property and the surrounding neighborhood. Mr. Kurtz stated the property is approximately seven acres and heavily wooded. Mr. Kurtz stated that the access will be off Texas Road, with a 25' access drive, with seventy-seven parking spaces are proposed. Mr. Kurtz stated that a 25' wooded buffer is proposed and that the Applicant will supplement as needed. Mr. Kurtz stated that the Applicant will comply with the comments in the Fire Sub-Code Official's report, A-24 dated 1/20/17, consisting of 1 page. Mr. Kurtz stated that the Applicant will comply with the comments in Laura Neumann's report, A-20 dated 2/3/17, consisting of 6 pages.

Mr. Weilheimer referenced the A-19 Planning Board Resolution 950-05 (page 8, item 38) NJDEP I-Map, an area of priority concern species was observed throughout the site. Mr. Weilheimer asked Mr. Kurtz's opinion on that matter. Mr. Kurtz stated that at the time of the Planning Board's approval, it was inconclusive, if any species was found. Mr. Alfieri stated that the Applicant would provide any documentation needed regarding that matter. Chairman Shapiro asked Mr. Alfieri if any other issues came up at the Environmental Commission meeting. Mr. Alfieri stated that a small portion of the property may have been used a farm land. The Environmental Commission requested that the Applicant have soil samples tested, the Applicant agreed. They also want confirmation of Presents Absences letter from the DEP stating that no wetlands would impact the subject property. The Environmental Commission also requested a preliminary assessment or a Phase 1 Environmental Report. The Applicant agreed to all conditions.

Laurie Loughney of Long Tree Associates (Assisted Living Consultant) was sworn in and gave testimony. Ms. Loughney stated that the facility will have 50 employees: 7:00am – 3:00pm 22 – 25 employees on staff; 3:00pm – 11:00pm, 17 – 20 employees on staff; 11:00pm – 7:00am 5 - 6 employees on staff. Ms. Loughney stated that the facility would have approximately 120 residents. Chairman Shapiro asked if that was the maximum number of residents, Ms. Loughney couldn't give a maximum number of residents. Ms. Loughney stated that the facility would allocate 10% for affordable housing, after 36 months. Ms. Loughney stated that there will not be a doctor on staff. Residents will scheduled with their personal doctors to either come to the facility, or the residents will go to their doctor's office. Ms. Loughney testified that an RN will be on call 24 hours per day.

Mr. Powers asked Ms. Loughney if the facility will have a memory care unit, Ms. Loughney stated that the Applicant is proposing a memory care suite in one section of the building with secured doors.

Mr. Solon asked Ms. Loughney if she would be able to give a maximum number of residents that will be residing at the facility. Mr. Solon stated that he has concerns with the parking, not knowing the true number of residents.

Mr. Alfieri requested to carry the application to a later date so that the Applicant can address some of the concerns that the Board has.

*Application to be carried to May 9, 2017 without further notice to property owners.*

*A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.*

Respectfully submitted

Jennifer Bajar