

**MARLBORO TOWNSHIP ZONING BOARD**

**June 11, 2019**

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**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 AT 7:30 P.M.**

**SALUTE THE FLAG**

**CHAIRMAN MICHAEL 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... MR. SOLON, MR. VERDI, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DiGRANDE, MR. POWERS, and MR. YOZZO**

**PRESENT ... {6} MR. SOLON, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DiGRANDE, and MR. POWERS,**

**ABSENT... {2} MR. VERDI, and MR. YOZZO**

**PROFESSIONALS PRESENT... MR. JOHN J. HESS, P.E., & MR. STEVE TOMBALAKIAN, ESQ.,**

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

**Z.B. 18-6670 Tennent Road Wash & Lube, LLC - Public Hearing for a Use variance to allow a car wash and lube in the C-2 Neighborhood Commercial zone, located at 6 Tennent Road, Block 122, Lot(s) 33 in the C-2 zone.**

*Application carried to June 25, 2019 without further notice to property owners.*

**Z.B. 16-6584 Tuhap Holdings, LLC.** - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as office and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

*Application carried to July 9, 2019 without further notice to property owners.*

**Z.B. 19-6675 Hindu American Temple & Cultural Center, Inc.** - Public Hearing for an Approval of a lot line adjustment, located at 31 Wooleytown Road, Block 147, Lot 17.01 (f/k/a 13, 17 & 28.01) in the LC zone.

Kenneth Pape, Esq., was sworn in and provided a brief history of the site. Mr. Pape stated that the adjacent Lot 17.01 has been occupied as a temple use for almost 25 years. Mr. Pape further stating that the Applicant had received use variances, together with site plan approvals in 2014 and 2018, permitting the construction of substantial improvements to that adjacent property. Mr. Pape characterized the instant application as one whereby the Applicant seeks to acquire and, for the time being, hold vacant/undeveloped adjacent lands to enhance Lot 17.01's buffer. Mr. Pape did, however, state that future site plan applications were possible. Mr. Pape testified the Applicant currently owns Lot 15.01, which is 5 acres in size and contains 351 feet of frontage along the southerly side of Texas Road approximately 200 feet west of the Wooleytown Road intersection. Lot 15.01 is currently improved with a 2-story dwelling, a detached garage, various building remains, a fenced garden area, a fenced dog run enclosure, and a dirt drive along the Texas Road site frontage. Mr. Pape further testified the Applicant has contracted to purchase a portion of Lot 15.02, which is 4.4 acres in size and contains 254 feet of frontage along the westerly side of Wooleytown Road approximately 415 feet south of the Texas Road intersection. Lot 15.02 is currently improved with a 2-story dwelling with associated walk and rear deck, and a semi-circular paved drive along the Wooleytown Road site frontage. Mr. Pape stated, although not formally part of this application, the Applicant also owns abutting property that previously received use variance relief and site plan approval. The adjacent property, Block 147, Lot 35 ( 37.7 acres), is located to the east of the subject properties and has bifurcated frontages of 589 feet and 28 feet along Wooleytown Road, approximately 755 feet east of the Texas Road intersection, as well as 589 feet of frontage along Texas Road, and is also located within the LC (Land Conservation) Zoning District. These prior approvals permitted various improvements relating primarily relating to religious and cultural improvements and activities on adjacent Lot 35.

Accordingly, the Applicant is now seeking use variance relief for Lot 15.011, along with preliminary and final major subdivision approval to subdivide approximately 2.5 acres from Lot 15.02, append that acreage to existing Lot 15.01, together with several bulk variances involving new Lot 15.021. If approved, the size of new Lot 15.011 would increase from 5 acres to 7.5 acres, whereas the size of new Lot 15.021 would be reduced from 4.4 acres to 1.9 acres. Proposed Lot 15.011 would contain all the existing site improvements and provide the same 351 feet of road frontage along Texas Road. Proposed Lot 15.021 would contain all existing site improvements currently on Lot 15.02 and provide the same 254 feet of road frontage along Wooleytown Road. No improvements are proposed on either property at this time. As identified by the Board Engineer's Report dated May 24, 2019, the subject property

contains the following existing conditions: Section 220-47C (Table I) - The minimum required lot frontage is 400 feet; 351 feet is provided for Lot 15.011 and 254 feet is provided for Lot 15.021; Section 220-47C (Table I) - The minimum required lot width is 400 feet; approximately 362 feet is provided for Lot 15.011, and approximately 254 feet is provided for Lot 15.021; Section 220-47C (Table I) - The minimum required front yard setback is 75 feet; 50.7 feet is provided for Lot 15.011; Section 220-47C (Table I) - The minimum required front yard setback for an accessory structure is 100 feet; 75 feet is provided for Lot 15.011; Section 220-47C (Table I) - The minimum required gross floor areas is 1,900 s.f.; approximately 1,600 s.f. is provided for Lot 15.011; Section 220-47C (Table I) - The minimum required ground floor areas is 1,200 s.f.; approximately 800 s.f. is provided for Lot 15.021; and Section 220-162A(2) – Driveways shall be paved with a uniform two-course pavement throughout their length and width; a gravel driveway is provided for Lot 15.011.

The Applicant has requested the following bulk variances with this application, which all pertain to Lot 15.021, as bulk variances, if any, associated with Lot 15.011 have been deemed subsumed within the requested use variance: Section 220-47C (Table I) - The minimum required lot area is 5 acres; 1.9 acres is proposed for Lot 15.021; Section 220-47C (Table I) - The minimum required lot depth is 500 feet; ±303 feet is proposed for Lot 15.021; Section 220-47C (Table I) - The maximum percentage of lot coverage permitted is 5%; approximately 10% is proposed for Lot 15.021; and Section 220-140 (Table I) - The maximum percentage of building coverage permitted is 2%; approximately 2.9% is proposed for Lot 15.021.

Lorelei Totten, P.E., P.P., (Applicant’s Engineer and Planner) was sworn in and gave testimony. Ms. Totten stated that other than the lot line adjustment, no additional improvements were proposed for either lot. Ms. Totten acknowledged that should the Applicant in the future wish to develop or otherwise improve Lot 15.011, site plan review and approval would be required from the Zoning Board of Adjustment. Of importance, Ms. Totten confirmed that there are no environmentally sensitive areas on either lots (i.e., no wetlands, no steep slopes, no flood plains etc.), although she reaffirmed that the Applicant had no present plans to further improve Lot 15.011, and that any future improvements to Lot 15.011 would require site plan review and approval by this Board.

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

***A motion in the affirmative as requested***

Offered: Chairman Shapiro, Ayes: 6 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, & Mr. Powers, &)

Second: Mr. Zwerin Nays: 0  
Absent: 2 (Mr. Viridi, & Mr. Yozzo)  
Recused: 0

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

*A motion to adjourn offered by Chairman Shapiro, seconded by Mr. Zwerin.*

*Respectfully submitted*  
*Jennifer Bajar*