

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT. 3509 FAX: (732) 617-7225

web: www.marlboro-nj.gov e-mail: zoning@marlboro-nj.gov

Chairperson

Michael Shapiro

Vice-Chairperson

Jennifer Bajar

Secretary

Michael Mahon

Members

Frank Yozzo

Ira Levin

Matthew Weilheimer

Alan Zwerin

Paul Schlaflin - Alt. #1

Marc Ellenberg. # 2

Zoning Board Clerk

Yvonne Cautillo

Attorney

Ronald D. Cucchiaro, Esq.

Engineer

Birdsall Engineering

Al Hilla, P.E., P.P.

Planner

T & M Associates

Richard Cramer, P.P.

Administrative Officer

Zoning Officer

Sarah Paris

Traffic Engineer

Medina Consultants

Mark Kataryniak, PE, PTOE

A G E N D A

MARCH 16, 2010

8:00 P. M.

Salute to Flag

Sunshine Law Read

Minutes of March 2, 2010

ZB 05-6198A – Marlboro Grande aka Royal Pines at Marlboro

Continuation of a Public Hearing for permission to modify approved site plan to remove from same an offsite sidewalk area extending northerly from the site at 362 Route 9 North, Marlboro, NJ, Block 299, Lot 3, located in the C-3 Zone.

ZB 06- 6262A – Croddick Real Estate Holdings, LLC (Mannion Manor)

Continuation of Hearing for approval of Final Major Subdivision (Mannion Manor) located at Buckley Road, Marlboro, NJ, Block 417, Lot 7 in the R-80 Zone.

ZB 10- 6380 – Anil & Rupali Jain

Public Hearing approval to keep two residential structures requiring both existing and proposed front yard setbacks located at 9 Station Road, Morganville, NJ, Block 171, Lot 73 in the LC Zone.

ZB 10-6378 – David Green

Public Hearing for approval to construct a 25'x30' sports court at 15 Blake Drive, Marlboro, NJ on Block 421.03, Lot 10, located in the R-40 GAH Zone.

MEMORIALIZATIONS

ZB 09- 6373 – Richard and Carol Champagne

Memorialization of a resolution for approval for a use variance to construct a 3,600 square foot one story medical office at 480 Route 79, Morganville, Block 126, Lot 33 in the R-30/20 residential zone.

ZB 09- 6371 – TDA Capital, LLC

Memorialization of a resolution for approval to construct a warehouse and office at 114 Tennent Road, Morganville, Block 147, Lot 28.02 in the C-2 Neighborhood Commercial Zone.

ZB 09-6376 – Land Baron, LLC

Memorialization of a resolution for approval to use the site as a landscape supply yard. Applicant proposes to keep the house on Block 172, Lot 42 as an office. The existing house on Block 172, Lot 43 will be demolished and replaced with a proposed 45' x 70' pole barn at 308 and 312 Tennent Road, Morganville, NJ, located in the IOR Zone.