

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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

Chairperson

Michael Shapiro

Vice-Chairperson

Matthew Weilheimer

Secretary

Alan Zwerin

Members

Frank Yozzo

Ira Levin

Jennifer Bajar

Keith Goff - Alt #1

- Alt # 2

Zoning Board Clerk

Yvonne Cautillo

Attorney

Weiner Lesniak

Ronald D. Cucchiaro, Esq.

Engineer

Birdsall Engineering

James Priolo, P.E.,

Planner

T & M Associates

Richard Cramer, P.P.

Traffic Engineer

French & Parrello

Mark Kataryniak, PE, PTOE

Administrative Officer

Zoning Officer

Sarah Paris

MINUTES

ZONING BOARD OF ADJUSTMENT

JANUARY 11, 2011

8:00 p.m.

SALUTE TO FLAG

SUNSHINE LAW READ

PRESENT: Alan Zwerin, Matthew Weilheimer,
Frank Yozzo, Michael Shapiro,
Ira Levin

ALSO PRESENT: Ronald Cucchiaro, Esq. Board Attorney
Sarah Paris, Administrative Officer

ABSENT: Keith Goff, Jennifer Bajar

Mr. Cucchiaro acting as temporary Chairman, called the meeting to order.

The Board accepted the minutes of December 21, 2010.

Offered: Mr. Zwerin Ayes: 4

Seconded: Mr. Levin Bays: 0

Mr. Cucchiaro asked for a nomination for Chairman. Mr. Zwerin made a motion recommending Mr. Shapiro for the position of Chairman.

Offered: Mr. Zwerin Ayes: 4

Seconded: Mr. Weilheimer Nays: 0

Abstain: 1 (Mr. Shapiro)

Chairman Shapiro told the Board that a letter of resignation due to health issues was submitted by member Ellenberg.

Motion to appoint Ronald Cucchiaro, Esq. of Weiner Lesniak, LLP as Board Attorney.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Zwerin Nays: 0

Motion to appoint Mr. Weilheimer to the position of Vice Chairman.

Offered: Mr. Levin Ayes: 5

Seconded: Mr. Yozzo Nays: 0

Motion to appoint Mr. Zwerin to the position of Board Secretary.

Offered: Mr. Levin Ayes: 5

Seconded: Mr. Weilheimer Nays: 0

Motion to appoint Mr. Cucchiaro of the firm of Weiner Lesniak to handle pending litigation.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Zwerin Nays: 0

Motion to appoint James Priolo, P.E. of Birdsall Engineering as Board Engineer.

Offered: Mr. Weilheimer Ayes: 4

Seconded: Mr. Zwerin Nays: 0 Mr. Levin recused.

Motion to appoint Charles Carley, P.E. of Delaware Raritan as Conflict Engineer.

Offered: Mr. Weilheimer Ayes: 4

Seconded: Mr. Zwerin Nays: 0 Mr. Levin recused.

Motion to appoint Lawrence Sachs, Esq. as Conflict Attorney.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Zwerin Nays: 0

Motion to appoint Richard Cramer, P.P. of T&M Associates a Board's Planner.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Yozzo Nays: 0

Motion to appoint the firm of Heyer & Gruel as Conflict Planner.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Zwerin Nays: 0

Motion to appoint Mark Kataryniak, P.E. of French and Parrello as Traffic Engineer.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Levin Nays: 0

Motion to appoint Sarah Paris as the Board's Administrative Officer.

Offered: Mr. Weilheimer Ayes: 5

Seconded: Mr. Yozzo Nays: 0

Motion to appoint Asbury Park Press and Star Ledger as the official newspapers.

Offered: Mr. Shapiro Ayes: 5

Seconded: Mr. Weilheimer

Nays: 0

Motion to appoint the following meeting dates for 2011 including a January date for re-organization.

Meeting time: 8:00 p.m. (Unless otherwise indicated herein.)

January	11
February	1, 15
March	1, 15
April	5, 26
May	3, 17
June	7, 21
July	5, 19
August	2, 16
September	6, 20
October	4, 18
November	1, 22
December	6, 27
December	5, 6, 7, & 8, at 7:00 p.m. for Interviews of potential Board Professionals)

Re-organization January 10, 2012

Offered by: Mr. Shapiro

Ayes: 5

Seconded: Mr. Zwerin

Nays: 0

No one signed up for Public Session

ZB 10-6395–Vladimir DeLevi

Continuation of a Public Hearing for a bulk variance to construct a single family dwelling having insufficient lot area, depth, front and rear yard setback for principal structure at 17 Hawkins Corner Road, Marlboro, NJ, Block 282, Lot 6, located in the R -60 Residential Zone.

Continued to February 1, 2011. Extension of time signed. No further Notice is required.

ZB10- 6407 – Mohsen & Mona Kalliny

Continuation of a Public Hearing for approval construct a tennis court exceeding total permitted lot coverage on property located at 24 Four Columns Drive, Morganville, NJ, Block 155, Lot 4.13, in the LC Cluster Zone.

Continued to February 1, 2011. Extension of time signed. No further Notice is required.

ZB10-6394 – T-Mobile Northeast LLC

Continuation of a Public Hearing for approval to construct a wireless communications facility, requiring use and bulk variances for an undersized lot and having insufficient fall zone on property located at 112 Amboy Road, Morganville, NJ, Block 172, Lot 34, in an IOR Zone.

Continued to March 15, 2011. Extension of time signed. No further Notice is required.

MEMORIALIZATIONS

ZB10 - 6408 – Steven Pabon (Satcom)

Memorialization of a Resolution for approval to demolish an existing commercial building and to rebuild in the same footprint having on a lot having pre-existing, non conforming mixed commercial/residential uses at 32 Tennent Road, Morganville, NJ, Block 121, Lots 2 and 3.01, in the C-2 Neighborhood Commercial Zone.

Offered: Mr. Weilheimer Ayes: 4
Seconded: Mr. Yozzo Nays: 0

ZB10 - 6406 – Luther Gueyikian

Memorialization of a Resolution for approval to construct an in-ground pool having insufficient side yard setback for an accessory structure and having a pool fence less than 6 feet from the water line of existing pool for property located at 110 Mountainside View, Morganville, NJ, Block 154, Lot 1.05, in the LC Cluster Zone.

Offered: Mr. Weilheimer Ayes: 4
Seconded: Mr. Zwerin Nays: 0

ZB10 - 6409 – Craig & Joanne Neustater

Memorialization of a Resolution for approval to construct a covered masonry patio, pool, and shed exceeding permitted lot coverage for principal structure and total lot coverage at 13 Blake Drive, Marlboro, NJ Block 421.03, Lot 11, in the R4OAH Zone.

Offered: Mr. Levin Ayes: 3
Seconded: Mr. Zwerin Nays: 0 Mr. Weilheimer recused.

Meeting Adjourned at 8:20 p.m.

Respectfully submitted,

Sarah Paris, Administrative Officer