

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE  
MARLBORO, NJ 07746-2299  
PHONE: (732) 536-0200 EXT.1809: (732) 617-7225

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### Planner

T & M Associates

Richard Cramer, P.P.

### Traffic Engineer

French & Parrello

Mark Kataryniak, PE, PTOE

### Administrative Officer

### Zoning Officer

Sarah Paris

## A G E N D A

**AUGUST 21, 2012**

**8:00 P.M.**

Salute to Flag

Sunshine Law Read

Minutes of August 7, 2012

### ZB12-6438 – FSP–Marlboro, LLC

Continued Public Hearing for approval to construct a three story, eighty-six unit Assisted Living Facility with associated parking where Assisted Living is not a permitted use in the OPT II Zone located at 23 Route 520 and 53 Route 520, Marlboro, NJ, Block 176, Lots 38, 39, 40 and 41.

### ZB12-6450 – Royal Pines at Marlboro, LLC

Public Hearing for approval to construct a 300 square foot utility shed where an accessory structure requires setbacks to be a minimum of twice the distance from any street line on property located at 362 US Highway 9, Englishtown, Block 299, Lot 3 in a C-3 Zone.

### ZB12-6452 – Levine, Jeffrey and Marni

Public Hearing for approval of accessory structure having insufficient side and rear yard setbacks and retain a paved terrace located in setback on property located at 4 Foursome Drive, Marlboro, Block 360, Lot 31 in an R-80 Zone.

## MEMORIALIZATIONS

### ZB12-6447 – McLaughlin's Auto Service Center, Inc.

Memorialization of a resolution for approval of expansion of a non conforming use for an auto service station at 139 Route 9 South, Morganville, Block 275, Lot 50 in a C-3 Zone.

### ZB12-6440 – Piccone, Paul & Beth

Memorialization of a resolution for approval of a preliminary and final major site plan for property located at 240 Valley Road, Morganville, Block 147, Lot 4.03 in an LC Zone.