

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT.1809; (732) 617-7225

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

Adrienne Spota

Ibrahim Naboulsi - Alt #1

Stacey DiGrande - 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 10, 2012

8:00 p.m.

### SALUTE TO FLAG

### SUNSHINE LAW READ

#### PRESENT:

Alan Zwerin, Matthew Weilheimer,  
Frank Yozzo, Michael Shapiro,  
Ira Levin, Jennifer Bajar, Adrienne Spota,  
Ibrahim Naboulsi, Stacey DiGrande

#### ALSO PRESENT:

Ronald Cucchiaro, Esq. Board Attorney  
Sarah Paris, Administrative Officer

#### ABSENT:

0

Mr. Cucchiaro administered the Oath of Office to Mr. Weilheimer and Ms. DiGrande.

Mr. Cucchiaro acting as temporary Chairman called the meeting to order. He requested a nomination for Acting Chairman. Mr. Zwerin nominated Mr. Weilheimer as Acting Chairman.

Offered:	Mr. Zwerin	Ayes:	9
Seconded:	Mr. Il Naboulsi	Nays:	0

Motion to appoint Michael Shapiro as Board Chairman.

Offered:	Mr. Zwerin	Ayes:	9
Seconded:	Mr. Il Naboulsi	Nays:	0

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Yozzo</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Ms. Bajar</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Ms. Bajar</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Zwerin</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Ms. Bajar</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Il Naboulsi</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Weilheimer</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Yozzo</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Mr. Yozzo</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Ms. Bajar</b>	<b>Nays:</b>	<b>0</b>

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

<b>Offered:</b>	<b>Mr. Shapiro</b>	<b>Ayes:</b>	<b>9</b>
<b>Seconded:</b>	<b>Ms. Bajar</b>	<b>Nays:</b>	<b>0</b>

**Motion to appoint the following meeting dates for 2012 including a January date for re-organization.**

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

January	10,	24
February	7,	21
March	6,	20
April	3,	17
May	1,	15
June	5,	19
July	3,	17
August	7,	21
September	4,	18
October	2,	16
November	20 -	Only One (1) meeting this month
December	4,	18
January	2,	3 - Interviews for Board's Professionals

January 15, 2013 - Reorganization Meeting

Offered by:	Mr. Shapiro	Ayes:	9
Seconded:	Mr. Weilheimer	Nays:	0

The Board accepted the minutes of December 6, 2011.

Offered:	Mr. Shapiro	Ayes:	7
Seconded:	Mr. Il Naboulsi	Nays:	0
		Abstain:	2

No one signed up for Public Session.

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.

*An Extension of time was signed to be carried to February 7, 2012. No further Notice is required.*

ZB11-6427 – Vintage Design, LLC

Continuation of a public hearing for permission to obtain a use variance for auto body work to include painting, refurbishing and restoration of vehicles at 75 Vanderburg Road, Morganville, NJ, Block 214.07, and Lot 58, located in an LI Industrial Zone.

Sal Alfieri, Esq., Cleary, Jacobi, Alfieri and Jacobs, LLC forwarded an email to the Zoning Office requesting withdrawal of the application stating a formal request will follow.

ZB 10-6396 – Artur Avetisyan

Public Hearing for approval to construct first and second floor additions, attached garage addition and deck having building frontage upon an unimproved public street at 240 Union Hill Road, Englishtown, NJ, Block 287, Lot 35. Property is located in an R-20 Residential Zone.

Ms. Paris stated that there was insufficient notice for the Avetisyan application

ZB11-6433– Wang, Edwin & Kathy

**Public Hearing for approval to construct a six foot high aluminum fence using six with one-half foot stanchions as fence posts in the front yard where an open fence is not allowed at 26 Robertsville Road, Marlboro, NJ, Block 331, and Lot 55.02 on property located in an R-20 Residential Zone.**

*An Extension of time was signed to be carried to January 24, 2012. No further Notice is required.*

**MEMORIALIZATIONS**

ZB11-6429 – Ida Automotive, Inc.

**Memorialization of a resolution for approval to obtain a use variance for a mixed residential and business use and bulk variances for expanding the driveway for commercial business use at 600 Texas Road, Morganville, NJ, Block 174, and Lots 1 & 2, located in a C-4 Zone.**

Mr. Cucchiaro stated that the resolution needed additional review.

**Meeting Adjourned at 8:40 p.m.**

**Respectfully submitted,**