

MARLBORO TOWNSHIP PLANNING BOARD

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JUNE 25, 2013
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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 OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. 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

**PRESENT ... MR. LEVIN (left 8:35), MS. BAJAR, MR. SHAPIRO,
MR. YOZZO, MR. ZWERIN, DR. ADLER, MR. SOLON,**

ABSENT... MR. WEILHEIMER, MS. DI GRANDE

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO,
MS. PARIS (admin.officer)**

SALUTE THE FLAG

Alon Solon, the new Zoning Board Alternate #1 was sworn in.

A motion to approve/amend the minutes of May 14, 2013 was offered by Mr.Shapiro, seconded by Dr. Adler. One vote was cast.

A motion to approve/amend the minutes of June 11, 2015 was offered by Mr.Shapiro, seconded by Dr. Adler. One vote was cast.

PUBLIC SESSION

No one from the public spoke.

**Z.B. 13-6478 INSURANCE AUTO AUCTIONS, CORP. – PUBLIC HEARING – USE
VARIANCE**

This application is being carried to the meeting of August 27, 2013, without further notice.

Ira Levin stepped down from the application

Z.B. 13-6475 ROBERT WOLOSHEN – PUBLIC HEARING – BULK VARIANCE

The site is located at 118 Pelican Court, Block 412 Lot 65.09 in the PACII zone. The property is 7,377 s.f. and has 70 feet of frontage along the cul-de-sac of Pelican Court, approximately 389 feet north of Ryan Road. Currently, the property contains an end unit of a two story town home with a rear deck/patio and a paved driveway. The property is encumbered by a 20ft. wide drainage easement, which is dedicated to Marlboro Township.

The applicant is proposing to construct a 6 ft. high solid vinyl fence to enclose the rear and north side yard areas of the property.

The applicant testified that there are no structures that would be impacted by his proposed fence. He stated that his backyard is only 20 feet in depth and compliance with the ordinance would result in the reduction of usable space. He also stated that neighbors cut across his front lawn to get to Pelican Court.

PUBLIC HEARING OPENED

The following residents spoke:

Anthony Campanella – 114 Pelican Court

Does not object to the application but has concerns regarding access to his lot

Mr. Matthews – 7 Hummingbird Lane

His fence is 4 feet off his property line because of an easement

The applicant stated that he would be mowing the lawn and maintaining the area on his property on the opposite side of the fence.

A motion for workshop was offered by Mr. Shapiro, seconded by Dr. Adler. The Board discussed different issues regarding the fence height, materials and location. Out of workshop motion was offered by Mr. Shapiro, seconded by Dr. Adler.

The applicant agreed to the Board's recommendation regarding the fence. The fence will be installed along Lot 187 to a quarter of the way along Lot 186 and will be 4 feet in height and will be wooden. The footings for that portion of the fence in the easement cannot be cemented into the ground.

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Ms. Bajar, Mr. Shapiro, Mr. Yozzo, Mr. Zwerin, Dr. Adler, Mr. Solon.

Z.B. 12-6447A MC LAUGHLIN'S AUTO SERVICE – MEMORIALIZATION OF RESOLUTION GRANTING PRELOIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor:

Mr.Shapiro, Dr. Adler.

Z.B. 13-6474 BARBARO – MEMORIALIZATION OF RESOLUTION GRANTING A BULK VARIANCE APPROVAL

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor:
Mr.Shapiro, Mr.Zwerin, Dr.Adler.

A motion to adjourn was offered by Mr. Shapiro, seconded by Dr. Adler, One vote was cast.

Respectfully submitted

Donna Pignatelli