

**MARLBORO TOWNSHIP ZONING BOARD**

=====

**FEBRUARY 25, 2014**

=====

**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD VICE CHAIRMAN MATTHEW WEILHEIMER AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. WEILHEIMER 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, MS. DI GRANDE, MR. WEILHEIMER,  
MR. ZWERIN, DR. ADLER, MR. WILDMAN**

**ABSENT... MR. SOLON, MR. SHAPIRO**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER,  
MR. KATARYNIAK, MS. MC MANUS,  
MS. PARIS (Admin. Officer)**

**SALUTE THE FLAG**

**PUBLIC SESSION**

Daniel Matarese - 45 Texas Road

Voiced his concerns regarding the approval of Insurance Auto Auctions

A motion to approve the minutes of January 28, 2014 was offered by Mr. Weilheimer, seconded by Dr. Adler. In favor: Mr. Levin, Ms. DiGrande, Mr. Weilheimer, Mr. Zwerin, Dr. Adler.

A motion to approve the minutes of February 11, 2014 was offered by Mr. Weilheimer, seconded by Mr. Zwerin. In favor: Mr. Levin, Ms. DiGrande, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Mr. Wildman.

**P.B. 13-6495 KISELEV – PUBLIC HEARING – BULK VARIANCE**

This application is being carried to the meeting of April 8, 2014, without further notice.

**Z.B. 13-6490 SARAI MANAGEMENT, LLC – PUBLIC HEARING – SUBDIVISION**

This application is being carried to the meeting of March 25, 2014, without further notice

**Z.B. 13-6492 SARAI MANAGEMENT, LLC – PUBLIC HEARING – USE & DENSITY VARIANCE**

Salvatore Alfieri, Esq. represented the applicant. The applicant is seeking Use Variance relief and Bulk Variance relief to develop a 0.83 acre tract consisting of four undersized lots. The tract fronts on Wicker Place and consists of Lots 14 (6,000 s.f.), Lot 15 (6,000 s.f.), Lot 16 (12,000 s.f.), Lot 17 (12,000 s.f.) on Block 108, within the R 30/20 zone.

Miguel Cruz, Sari Management, discussed this application with the Board. He stated that he has been a builder since 1985 and these proposed lots are located in an area of town that has been neglected for many years and is in need of redevelopment.

The minimum required lot area for this zones 30,000 s.f. for conventional development and 20,000 s.f. for cluster developments. This application requires multiple bulk variance from the minimum requirements for lot area, lot frontage, lot width, lot depth, front yard, side yard and building coverage requirements.

Entered into evidence were the following exhibits:

- A-1 Colored rendering of the site
- A-2 Photos of the site taken in November 2013

The subject development consists of 4 existing lots:

1. Lot 14 is 6,000s.f. and contains 40 feet of frontage along Wicker Place. They are proposing to develop the lot with one half of a proposed duplex dwelling with a separate driveway
2. Lot 15 is 6,000 s.f. and contains 40 feet of frontage along Wicker Place. They are proposing to develop the lot with one half of a proposed duplex Dwelling(common with Lot 14) and a separate access driveway.
3. Lot 16 is 12,000 s.f. and contains 80 feet of frontage along Wicker Place. They are property is to be developed with a detached residential dwelling with access along Wicker Drive.
4. Lot 17 is 12,000 s.f. and contains 80 feet of frontage along Wicker Place. This lot is to be developed with a detached residential dwelling with access along Wicker Place.

There is also an existing 15 foot wide drainage easement which encumbers Lots 16 & 17 along the common property line.

The applicant agreed to amend his plan to remove the duplex dwellings. The application will submit new plans and renofice for a new meeting date.

**Z.B. 13-6478 INSURANCE AUTO AUCTIONS CORP. – MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR AN EXPANSION OF A RE EXISTING, NON CONFORMING USE**

This is being carried to the meeting of March 11, 2014.

**Z.B. 13-6491 JAKUBIAK-SOOHOO – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

A motion in the affirmative was offered by Mr. Weilheimer, seconded by Mr. Levin. In favor: Mr. Levin, Ms. DiGrande, Mr. Weilheimer, Mr. Zwerin, Dr. Adler, Mr. Wildman.

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

Respectfully submitted

Donna Pignatelli