

**MARLBORO TOWNSHIP ZONING BOARD**

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**MARCH 25, 2014**  
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**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. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, MS. DIGRANDE, DR. ADLER, MR. WILDMAN**

**ABSENT... MR. SHAPIRO**

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

**SALUTE THE FLAG**

**PUBLIC SESSION**

No one from the public spoke.

A motion to approve/amend the minutes of March 11, 2014 were offered by Mr. Weilheimer, seconded by Mr. Levin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, Dr. Adler, Mr. Wildman.

**Z.B. 14-6500 MARLBORO COMMONS – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-15 were entered into evidence.

William Dimin, Esq. represented the applicant. The subject 10.6 acre property is located at 81-119 Route 9 South, Block 270 Lot 11.01, within the C-3 zone. The property is currently being developed as a shopping center, namely Marlboro Common.

Robert Pagano, developer/manager member stated that the tenant Petco is seeking approval to erect three window graphic signs totaling approximately 401 s.f. along the specific storefront façade in excess of the permitted sign area.

Entered into evidence were the following exhibits:

- A-16 Elevation – Petco store
- A-17 Existing Petco store – Butler, N.J.

The window signs are proposed in addition to approximately 157 s.f. of existing building mounted signage on this specific storefront façade.

Motion - Workshop

Offered: Weilheimer  
Second: Zwerin

The Board had no issues with this application

Motion – Out of Workshop

Offered: Weilheimer  
Second: Wildman

**PUBLIC HEARING OPENED**

No one from the public spoke

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

**Z.B. 14-6498 PAWEL WCISLO – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-19 were entered into evidence.

The subject 1.9 acre property is located at 1 Pin Oak Road, Block 269 Lot 17, within the C-3 zone. Currently the property contains a one story dwelling as well as accessory sheds.

Pawel Wcislo, applicant that he is proposing to construct a one story 1,140 s.f. building addition along the north side and a portion of the rear side of the existing dwelling, as well as a front porch addition and rear entry stairway and landing. The proposed addition is indicated for a two car garage and additional living space.

Motion – Workshop

Offered: Weilheimer  
Second: Levin

The Board agreed that they would like to see the asphalt removed from the rear property line. They had no other issues.

Motion – Out of Workshop  
Offered: Weilheimer  
Second: Wildman

**PUBLIC HEARING OPENED**

No one from the public spoke

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

**Z.B. 14-6499 FRANK & DOMENICK – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-16 were entered into evidence.

Salvatore Alfieri, Esq. represented the applicant. The site is located at 53 Route 34, Block 144 Lot 2, within the C-3 zone. Currently the property contains a restaurant, LaCashina, with parking for approximately 28 vehicles.

The applicant is proposing to remove and replace an existing freestanding sign with a larger proposed sign (45s.f.; 5 ft.x 9 ft) having an overall proposed height of 12 ft. with a 7 ft. ground clearance. The sign will be setback 17 ft. from the existing roadway curb along the site frontage.

The new sign will be florescent lamp lit box sign and will have two pylon posts

Motion – Workshop  
Offered: Weilheimer  
Second: Levin

The Board members would like to see some landscaping at the base of the sign.

Motion – Out of Workshop  
Offered: Weilheimer  
Second: Zwerin

The applicant agreed to the plantings requested by the Board.

**PUBLIC HEARING OPENED**

No one from the public spoke.

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

**Z.B. 14-6497 DEEPA VARMA – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-17 were entered into evidence.

The site is located at 5 Rodeo Drive, Block 382.01 Lot 27.03, within the R-25 zone.

Ms. Varma, applicant stated that currently the property contains a two story dwelling with a rear patio and walk and a semi-circular driveway with a side entry garage extension.

The applicant is proposing to construct a one story 484 s.f. building addition at the northwest corner of the existing dwelling. Removal of a portion of the existing driveway and a walkway will be required to accommodate the proposed addition. The addition is needed for a first floor bedroom and bathroom to accommodate an elderly mother-in-law.

Alan Gabriel, general contractor for the applicant stated that the proposed location of the building addition would be the best location for access. The proposed addition will be constructed over existing black top.

Motion – Workshop

Offered: Weilheimer

Second: Zwerin

Mr.Solon asked the applicant to plant extra trees between their property and the neighbor's property. Board members also asked the applicant to install solid curbing in front of the building addition for safety reasons.

Motion – Out of Workshop

Offered: Weilheimer

Second: Zwerin

The applicant agreed to the Board's requests.

**PUBLIC HEARING OPENED**

No one from the public spoke.

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

**Z.B. 14-6502 DIANE FRIEDMAN – MEMORIALIZATION OF RESOLUTION**

**GRANTING BULK VARIANCE APPROVAL**

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

**Z.B. 13-6494 SUCHETA BHATTACHARYA – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

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

**Z.B. 14-6496 ANTHONY & JOSEPHINE GALANTE – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

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

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

This resolution is being carried to the meeting of April 8, 2014.

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

Respectfully submitted

Donna Pignatelli