

**MARLBORO TOWNSHIP ZONING BOARD**

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**APRIL 8, 2014**  
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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. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, MR. SHAPIRO, MS. DI GRANDE, DR. ADLER, MS. PARIS (admin. Officer)**

**ABSENT... MR. WILDMAN**

**PROFESSIONALS PRESENT... MR. KITTNER, MR. CRAMER, MR. CUCCHIARO**

**SALUTE THE FLAG**

A motion to approve/amend the minutes of March 25, 2014 was offered by Mr. Weilheimer, seconded by Ms. DiGrande. In favor: Mr. Solon, Mr. Levin, Mr., Zwerin, Mr. Weilheimer, Ms. DiGrande, Dr. Adler.

**PUBLIC SESSION**

No one from the public spoke.

**Z.B. 13-6490 SARAI MANAGEMENT – PUBLIC HEARING – BULK VARIANCE**

The Board took jurisdiction and exhibits A-1 through A-31 were entered into evidence.

Salvatore Alfieri, Esq. represented the applicant. The existing 39,200 s.f. properties contain 160 feet of frontage along Wicker Place to the south, 120 feet of frontage along Martha Place to the north and 140 feet of frontage along Thomas Lane to the east, within a R-30/20 zone, Block 107 Lots 1 & 2.

Currently the property contains a partial one story and two story dwelling with associated walks, a detached garage and a concrete pad. Access is provided to the detached garage by a gravel drive along Wicker Place, and a sidewalk exists along the Wicker Place and Thomas Lane site frontage.

The applicant is proposing to subdivide the existing two lots in order to create three new lots as follows:

Lot 1.02 will be 16,800 s.f. and contain 120 feet of frontage along Martha Place and will contain a residential dwelling with access along Martha Place

Lot 1.03 will be 11,200 s.f. and contain 80 feet of frontage along Wicker Place and will contain the existing dwelling with a proposed two story building addition

Lot 1.04 will be 11,200 s.f. in size and contain 80 feet of frontage along Wicker Place and will contain a proposed residential dwelling

The proposed lots will be serviced by municipal water and sanitary sewer systems. Recharge trenches are proposed on each property for stormwater management purposes. The existing concrete pad and detached garage structure are proposed to be removed and a sidewalk is proposed along the Martha Place site frontage.

Mr. Cruz, applicant stated that he is a resident living at 29 Wicker Place. He stated that this area has been neglected and is in need of rehabilitation.

Marc Remo, P.E., P.P. testified on behalf of the applicant. He stated that while the applicant had previously proposed a different plan, they are now only seeking to add two dwelling units as well as retain an existing single family house on the site.

Mr. Remo stated that a density variance is required according to ordinance. Several variances are being requested and existing nonconformities are present on the site.

The Board requested the applicant to use seepage pits on the site. The applicant agreed to this request.

Motion – Workshop

Offered: Shapiro

Second: Levin

The board members had no issues with this application

Motion - Out of Workshop

Offered: Shapiro

Second: Weilheimer

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

**Z.B. 13-6492 – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN & BULK VARIANCE**

The Board took jurisdiction and exhibits A1 through A-36 were entered into evidence.

Salvatore Alfieri, Esq. represented the applicant. The site consists of two existing lots, Block 108 Lots 16 & 17, within the R-30/20 zone.

Lot 16 is 12,000s.f. and contains 80 feet of frontage along Wicker Place and is proposed to be developed with a detached residential dwelling with access along Wicker Place

Lot 17 is 12,000 s.f. and contains 80 feet of frontage along Wicker Place and is proposed To be developed with a detached residential dwelling with access along Wicker Place

There is an existing 15 foot wide drainage easement which encumbers Lots 16 & 17 along the common property line.. All proposed dwellings are to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Wicker Place.

Marc Remo, P.E., P.P. testified on behalf of the applicant. He stated that the applicant will be constructing a storm sewer inlet and that the roof leaders will be tied into these inlets. There will also be shade trees planted along Wicker Place subject to review by the Township tree expert.

There are several existing nonconformities that exist on the site regarding required lot area, lot frontage , lot width and lots facing an approved public street.

Motion – Workshop

Offered: Shapiro

Second: Zwerin

The Board had no issues with this application

Out of Workshop  
Offered: Shapiro  
Second: Levin

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

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

### **RESOLUTIONS**

#### **Z.B. 14-6498 PAWEL WCISLO – 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.

#### **Z.B. 14-6497 DEEPA VARMA – 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.

#### **Z.B. 14-6500 MARLBORO COMMONS – 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.

#### **Z.B. 14-6499 FRANK & DOMENIC CHILELLI – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

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

#### **Z.B. 13-6478 INSURANCE AUTO AUCTIONS CORP – MEMORIALIZATION OF RESOLUTION GRANTING BIFURCATED USE VARIANCE APPROVAL**

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

Mr.Zwerin, Mr.Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr.Adler. Abstain: Mr. Levin.

Motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Weilheimer. One vote was cast.

Respectfully submitted

Donna Pignatelli