

MARLBORO TOWNSHIP ZONING BOARD
APRIL 22, 2014

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. SHAPIRO,
MR. WEILHEIMER, MR. WILDMAN(arr. 7:45), MS. PARIS
(admin.officer)**

ABSENT... MS. DI GRANDE, DR. ADLER

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO

SALUTE THE FLAG

A motion to approve/amend the minutes of April 8, 2014 was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro.

PUBLIC SESSION

No one from the public spoke.

Z.B. 14-6503 MARINA GLEIZER – PUBLIC HEARING – BULK VARIANCE

This application is being carried to the meeting of May13, 2014, without further notice.

Z.B. 14-6504 JOSEPH HANNA – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and exhibits A-1 through A- 23 were entered into evidence.

Mr. Hanna described the property. It is located at 115 Dutch Lane, Block 362 Lot 23. It consists of two acres and contains 150 feet of frontage along the north side of Dutch Lane and 841 feet west of the School Road East intersection.

Currently the property contains a one story dwelling, patio and four accessory sheds. Access to the dwelling is via a semi-circular stone driveway. The dwelling is serviced by individual onsite private well and septic disposal system.

Jeffrey Rauch, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-23 Photo of the existing house (front)

The applicant is proposing to construct a 600 s.f., two story addition at the southwest corner of the existing dwelling and approximately 100 s.f., two story addition at the southeast corner of the dwelling as well as a second floor addition to the entire existing one story dwelling.

The applicant is also proposing to construct an inground pool with a patio at the northwest corner of the existing dwelling. The existing driveway will be paved.

There are two accessory sheds on the property that will be removed with two additional sheds to be relocated on the site.

The existing well, septic disposal system and oil storage tank will be relocated to accommodate the proposed site improvements.

Workshop

Motion: Shapiro

Second: Weilheimer

The Board members had no issue with this application.

Out of Workshop

Motion: 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.Zwerin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Mr. Wildman.

Z.B. 14-6505 PIOTR ZURAW- PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and exhibits A-1 through A-18 were entered into evidence.

Mr. Zuraw described the property. The site is located at 331 Spring Valley Road, Block 173 Lot 3. The property contains 327 feet of frontage along the south side of Spring Valley Road approximately 2,483 feet west of the Texas Road intersection.

Currently the property contains a one story dwelling and deck. Access to the site is via gravel driveway along Spring Valley Road.

Mr. Zuraw stated that he proposed to construct a 24' x 32', one story detached garage near the southwest corner of the existing dwelling. The accessory structure near the dwelling is to be removed to accommodate the proposed detached garage.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

Workshop

Motion: Shapiro
Second: Wildman

The Board had no issue with this application

Out of Workshop

Motion: Shapiro
Second: Levin

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, Mr. Wildman.

Z.B. 13-6495 KISELEV – PUBLIC HEARING – BULK VARIANCE

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

Mr. Kiselev described the property. The site is located at 8 Embry Farm Road, Block 157 Lot 3.04 within the LC zone. The site contains 610 feet of frontage along Farm Bridge Road to the south and west and 235 feet along Embry Farm Road from the north.

Currently the property contains a dwelling, rear patio and an inground pool with patio. Access is via semicircular paved driveway along Embry Farm Road.

Douglas Parker, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-20 Colored rendering of the site

Mr. Parker testified that the applicant proposed to construct a one story building addition approximately 1,625 s.f. to contain an indoor swimming pool, along the east side of the existing dwelling as well as to construct a pool cabana building along the rear of the existing pool patio area.

The Board requested a survey of the property showing the proposed improvements.

This application is being carried to the meeting of May 13, 2014, without further notice.

Z.B. 13-6490 SARIA MANAGEMENT – MEMORIALIZATION OF RESOLUTION GRANTING A DENSITY VARIANCE ALONG WITH PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

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

Z.B. 13-6492 SARAI MANAGEMENT – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL ALON WITH PRELIMINARY & FINAL SITE PLAN APPROVAL

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

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

Respectfully submitted

Donna Pignatelli