

MARLBORO TOWNSHIP ZONING BOARD
JUNE10, 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 7:30P.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, DR. ADLER, MR. WILDMAN(ARR. 7:45),
MS. PARIS(Admin.Officer)**

ABSENT... MS. DI GRANDE

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. KATARYNIAK,
MR. CUCCHIARO**

SALUTE THE FLAG

PUBLIC SESSION

No one from the public spoke

A motion to approve/amend the minutes of May 13, 2014 was offered by Chairman Shapiro, seconded by Mr.Zwerin. In favor: Mr.Solon, Mr. Levin, Mr.Weilheimer, Chairman Shapiro, Dr.Adler.

Z.B. 14-6510 GERALDINE & CIRO NIGLIO – PUBLIC HEARING – BULK VARIANCE

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

The site is located at 206 Navajo Court, Block 155 Lot 6.58, within the LC zone. Currently the property contains a two story dwelling with associated walks, rear patio and a paved driveway along Navajo Court. The property is encumbered by a stream encroachment line and wetland area buffer along the rear property line associated with an unnamed tributary of Willow Brook.

Mr. Niglio stated that he is proposing to construct an in ground pool with a 3 foot wide concrete coping/patio and fencing within the rear yard area of the property.

Motion – Workshop

Offered: Shapiro
Second: Levin

The Board members agreed that the applicants use of a concrete walkway rather than pavers requires variance relief for additional impervious surface, the extent of such relief is minimal.

Motion – Out of Workshop

Offered: Shapiro
Second: Adler

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

Chairman Shapiro left at 8:00 P.M.,Vice Chairman Mr. Weilheimer chaired the rest of the meeting.

Z.B. 14-6507 631 ASSOCIATES – PUBLIC HEARING – USE VARIANCE

This application is being carried to the meeting of August 12, 2014, without further notice.

Z.B. 14-6509 AMERCO/U-HAUL – PUBLIC HEARING – USE VARIANCE

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

Z.B. 14-6511 ROBERT & JOYCE WELLEN – PUBLIC HEARING – USE VARIANCE

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

The subject 19,599 s.f. property is located at 9 Calgary Circle, Block 309 Lot 5, within the R-20 zone. The site is a corner lot that contains 131 feet of frontage along Calgary Circle to the east and 107 feet of frontage along Edmonton Lane to the north. Currently the property contains a two story dwelling with an associated walk and patio as well as an above ground pool and deck.

Mr. Wellen stated that are seeking a Use Variance approval to retain the existing structure as a two family dwelling whereas only single family units are permitted as residential use with this zone. He stated that he purchased the house in 1985. He said he is in the process of selling the property and the prospective buyer is seeking to have an elderly parent move into a separate portion of the house, an addition which was built more than 20 years ago by the prior owner of the property. The additional living space does not have a separate utility meter, or mailbox.

There is a small space to have a kitchenette which does not include an oven or range. It does have a bathroom.

Marked into evidence were the following exhibits:

- A-21 Floor Plan prepared by Grasso Design Group, dated 5-30-14
- A-22 Color photo of kitchenette

Ms. Neumann reviewed her report with the Board and answered questions.

Motion – Workshop

Offered: Weilheimer
Second: Adler

All the Board members agreed that the applicant’s proposed use is a single family use consistent with those permitted in the R-20 zone.

Motion - Out of Workshop

Offered: Weilheimer
Second: Adler

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

Z.B. 14-6508 INSURANCE AUTO AUCTIONS – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN

This application is being carried to the meeting of August 12, 2014, without further notice.

Z.B. 14-6506 SINGH – MEMORIALIZATION OF RESOLUTION GRANTIBG BULK VARIANCE APPROVAL

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