

MARLBORO TOWNSHIP ZONING BOARD
AUGUST 26, 2014

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN VICE CHAIRMAN MATTHEW WEILHEIMER AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.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. ZWERIN, MR. WEILHEIMER,
MS. DI GRANDE, DR. ADLER**

ABSENT... MR. LEVIN, MR. SHAPIRO

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

SALUTE THE FLAG

PUBLIC SESSION

No one from the public spoke

Z.B. 14-6513 KLAWUNN – PUBLIC HEARING – BULK VARIANCE

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

Salvatore Alfieri, Esq. represented the applicant. The site is located at 3 Syngle Way, Block 299 Lot144, within the R-80 zone. The site contains 198 feet of frontage along the north side of Syngle Way. Currently, the property contains a one story dwelling with associated front porch and a rear deck, a detached garage, shed, and a stable with attached fenced paddock area. Access is provided by a gravel driveway along Syngle Way with a concrete area along the rear of the existing detached garage.

Mr. Klawunn stated that he is proposing to construct a 235 s.f. building addition (14' x 17') at

the southwest corner of the existing dwelling. He stated that the improvements would square off the structure which will result in three bedrooms as well as two bathrooms. He also would be reconstructing the garage due to damage from Storm Sandy, The stable at the rear of the property is not and will not be used for residential purposes.

PUBLIC SESSION

No one from the public spoke

Motion – Workshop

Offered: Weilheimer

Second: Adler

The Board members had no issues with this application.

Motion – Out of Workshop

Offered: Weilheimer

Second: DiGrande

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

Z.B. 14-6512 PINHAS/REGAN – PUBLIC HEARING – USE VARIANCE

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

Robert Munoz,Esq. represented the applicant. The site is located at 244 & 246 Boundary Road, Block 360 Lot 3, within the R-80 zone. The site has 208 feet of frontage along the west side of Boundary Road. Currently, the property contains two existing dwellings, one along Boundary Road(#244) and one towards the rear (#246). Both lots are serviced by individual well and septic disposal systems. A landscape contractor's business is operated on the site, and consists of a pole barn structure, temporary metal storage container, a fenced dumpster area, and outdoor material storage areas and stockpiles, towards the rear of the property.

John Ploskonka, P.E. testified on behalf of the applicant. He stated that the Board previously granted a Use Variance to permit two residential dwellings units on a single lot and permit the landscape business. The applicant is now seeking approval to reconstruct and expand the existing 552 s.f. pole barn to 960 s.f.(30' x 32') and relocate the temporary metal storage container associated with the landscape business.

The pole barn is utilized for the storage of equipment and seed. The new location for the metal container will be permanent and sit on crushed concrete. The container will be 40' x 6'.

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

Mr. Cramer, P.P. reviewed his report with the Board and answered questions.

PUBLIC SESSION OPENED

No one from the public spoke

Motion – workshop

Offered: Weilheimer

Second: Zwerin

The Board had no issues with this application

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. Zwerin, Mr. Weilheimer, Ms. DiGrande, Dr. Adler.

**Z.B. 14-6501 HINDU AMERICAN TEMPLE & CULTURAL CENTER -
MEMORIALIZATION OF RESOLUTION GRANTING USE VARIANCE RELIEF,
BULK VARIANCE RELIEF, PRELIMINARY & FINAL SITE PLAN APPROVAL**

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

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

Respectfully submitted

Donna Pignatelli