

**MARLBORO TOWNSHIP ZONING BOARD**  
**OCTOBER 14, 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 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 (arrived: 7:42), MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, MR. SHAPIRO, MS. DI GRANDE**

**ABSENT... DR. ADLER**

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

**SALUTE THE FLAG**

**PUBLIC SESSION**

**Adam Szatmari – 414 Texas Road**

Voiced his concerns regarding the approval of Insurance Auto Auctions  
Each time Mr. Cucchiaro tried to respond to Mr. Szatmari questions, Mr. Szatmari cut Mr. Cucchiaro off.  
Once Again, Mr. Cucchiaro tried to respond to Mr. Szatmari and Mr. Szatmari cut Mr. Cucchiaro off.

**Daniel Matarese - 45 Texas Road**

Voiced his concerns regarding the approval of Insurance Auto Auctions

**Mr. Solon arrived at 7:42 pm.**

**Z.B. 14-6514 MICHAEL & VENCENTA RAYA – PUBLIC HEARING – BULK VARIANCE**

**This application is being carried to the meeting of December 9, 2014, without further notice.**

**Z.B. 14-6515 PATRICIA SARCONA – Public Hearing - Bulk Variance**

**For approval to keep all existing accessory structures currently on property at 235 Gordons Corner Road, Block 331 Lot 62.15, in the R-20 zone**

Patricia Sarcona of 235 Gordons Corner Road, Marlboro Township was sworn in and gave testimony. Applicant stated that the buildings have been on the property for fifty to sixty years and would like to keep the buildings for storage and for esthetic reasons. Exiting gravel driveway (located on Gordons Corner Road) won't be used, it will be grassed in. The only driveway will be with the new addition on Bennett Court.

**In workshop**

Offered: Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).

Second: Zwerin Nays: 0

Mr. Weilheimer suggested that it be recorded in the resolution, that no one may reside or any business be conducted in the accessory structures. Mr. Solon asked if the garage on Gordons Corner Road will be used to store cars in it, and if the gravel driveway will continue to be used. Mr. Cucchiaro indicated that it will be recorded in the resolution that the driveway coming off Gordons Corner Road will be abandoned, and accessory structures will not be used for businesses or living space.

All members were satisfied with the application.

**Out of Workshop**

Offered: Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).

Second: Levin Nays: 0

**PUBLIC HEARING**

No one from the public spoke.

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, Ms. DiGrande.

**Z.B. 14-6516 JEREMY & JEANINE LUCHI – Public Hearing - Bulk Variance**  
**For approval for lot coverage that exceeds principal & total building coverage at 4 Hudson Bay Terrace, Block 319 Lot 2, in the R-20 zone**

Jeremy Luchi of 4 Hudson Bay Terrace, Marlboro Township was sworn in and gave testimony. Applicant stated that he's looking to add additional living space. Ms. Neumann noted the correct

square footage of the proposed covered porch 636 sq. ft. and building addition 688 sq. ft. total addition will be . Ms. DiGrande asked the applicant if the concrete patio to be removed. The applicant indicated that the concrete patio will be removed. Chairman Shapiro asked applicant if they addressed any storm-water runoff. The applicant stated that the property is flat and that there would be no impact on the neighboring properties

**In workshop**

Offered: Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).

Second: Zwerin Nays: 0

Ms. Neumann calculated the coverage and stated that it's approximately 33% less than what was projected. Total principal building coverage allowance is 11%, existing is 8.5%, and proposed is 14.5%. Total permitted coverage is 14%, existing is 8.8%, and proposed is 14.8%. Ms. Neumann stated that the applicant needs to submit calculations with building permit application. Mr. Weilheimer asked the applicant to confirm the square footage of his house. The applicant stated that his house is 1950 sq. ft. Applicant stated that existing concrete patio to be removed. Applicant needs to submit updated plans to reflect correct lot coverage calculations.

Mr. Solon commented that he's on the fence with the 3.5% over the total coverage, however he feels that this is an improvement to the neighborhood. Mr. Levin is in favor as long as the concrete patio is removed. Ms. DiGrande said she is in favor as long as the applicant isn't adding a kitchen to the addition.

**Out of Workshop**

Offered: Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).

Second: Levin Nays: 0

All members were in favor of the application.

**PUBLIC HEARING**

No one from the public spoke.

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, Ms. DiGrande.

**MEMORIALIZATIONS**

**Z.B. 14-6517 ASHLEY & HEIDI SALFARLIE** – Memorialization of Resolution granting Bulk Variance for construction of a pool house at 312 Congressional Drive, Block 159.03 Lot 7 within the R-20AH2 zone

Offered: Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).  
Nays: 0  
Second: Solon Absent: Dr. Adler

**Z.B. 14-6518 ANDREW BERNSTEIN** – Memorialization of Resolution granting Bulk Variance approval to construct a sports court in the backyard at 18 Sudbury Road, Block 226 Lot 1, within the R-20 zone

Offered: Shapiro Ayes: 5 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).  
Nays: 0  
Second: Zwerin Absent: Dr. Adler

**Mr. Levin not eligible**

Respectfully submitted

Jennifer Bajar