

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT.1809; (732) 536-7784

web: www.marlboro-nj.gov e-mail: zoning@marlboro-nj.gov

### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

### Secretary

Alan Zwerin

### Members

Kamalpreet Viridi

Dr. Michael Adler

Alon Solon

Stacey DiGrande

Alt#1 Martin Powers

Alt# 2

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Law Group

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

Laura Neumann, P.E., P.P.

### Planner

CME Associates

Laura Neumann, P.E., P.P.

### Traffic Engineer

Remington & Vernick

Michael Angelastro, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – October 10, 2017

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION  
RE-ORGANIZATION

### Z.B. 16-6585

Amboy Avenue Partners, LLC. - Continued Public Hearing for a Bulk Variance to construct an outdoor sports field with an inflatable dome and a 20' x 30' storage shed, and a Use Variance for an expansion of a non-conforming use, located at 185 Amboy Road, Block 178, Lot 291 in the IOR zone

### Z.B. 17-6631

GSR&SM Inc. –Public Hearing for a Use Variance to permit operation of a roofing contracting business, located at 293 Route 79 Block 169, Lot 20 in the LC zone.

### Z.B. 16-6607

John & Lauren Lacognata – Continued Public Hearing for a Bulk Variance to keep Belgium block curbing installed around the perimeter of the driveway closer than five feet from side property, located at 253 Nottingham Road, Block 139, Lot 53 in the R-30/20 zone.

## RESOLUTIONS

### Z.B. 17-6623

Andrzej Goralczyk (Angor Contracting, LLC.) – Memorialization of Resolution granting a Bulk Variance to construct a new single family dwelling on an undersized lot located at 42 Wicker Place, Block 109, Lot 5 in the R-30/20 zone.

### Z.B. 16-6592

Champagne Smiles – Memorialization of Resolution granting a Use Variance to permit installation of façade signs on three sides of the building, located at 480 Route 79, Block 126, Lot 33 in the R30/20 zone.

### Z.B. 17-6626

Frances Fiorino & Dennis Scholl - Memorialization of Resolution granting a Bulk Variance to keep a 6' x 20' x 9' high Pergola that was built without permits with insufficient distance between structures, located at 3 Oak Lane, Block 364, Lot 4, in the R-80 zone.

### Z.B. 17-6627

SFC Enterprises, Inc. - Memorialization of Resolution granting an Amended Site Plan with associated Use Variance to construct a second story to the approved one-story Medical Building 11,261 sq. ft. with associated parking, on a lot that has an existing two-story building that houses a spa business., located at 479 Route 520, Block 213, Lot 8.01 in the OPT II zone