

MARLBORO TOWNSHIP ZONING BOARD

April 25, 2017

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

CHAIRMAN 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 ... {8} MR. SOLON, MR. VERDI, MR, ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, DR. ADLER, and MR. POWERS

ABSENT... {0}

PROFESSIONALS PRESENT... MS. NEUMANN, P.E., and MR. CUCCHIARO ESQ.,

SALUTE THE FLAG

PUBLIC SESSION – *No one from the public signed up to speak.*

Z.B. 17-6613 Amanda Roy – Public Hearing for a Bulk Variance to construct a 19'x35' in ground swimming pool with 644 sq. ft. concrete patio which exceeds permitted lot coverage, located

at 20 Pleasant Valley Road, Block 159, Lot 10.01 in the R-80 Grandfathered to R-60/30 zone. Dr. Amanda Roy was sworn in and gave testimony. Dr. Roy testified that she was seeking to install an in-ground swimming pool in her backyard. Dr. Roy noted that variance relief from Section 220-48E is required where a 20% maximum lot coverage is permitted, 20.7% currently exists and 22.9% is proposed. Dr. Roy testified that the improvement would not be visible from the street. Dr. Roy further stated that the existing play equipment would be removed so as to eliminate any required relief from Section 220-44D of the Ordinance.

PUBLIC - *There were no members of the public expressing an interest in this application.*

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, & Mr. Powers)

Second: Dr. Adler

Nays: 0
Absent: 0

Abstain: 0

RESOLUTIONS

Z.B. 17-6612 Best Friends Pet Care, Inc. – Memorialization of Resolution granting a Use Variance to add 3,439 sq. ft. to existing nonconforming 4,631 sq. ft. Dog day care, retail sales and kennel, and to enlarge outdoor play areas to 40'x93' and surround them with 8' high white vinyl fence, located at 234 Boundary Road, Block 360, Lot 5 in the LI zone.

Offered: Chairman Shapiro

Ayes: 6 (Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande,
Dr. Adler, & Mr. Powers)

Second: Mr. Powers
Viridi)

Nays: 0
Absent: 2 (Mr. Solon, and Mr.

Abstain: 0

Z.B. 17-6611 Arkadiy Kofman – Memorialization of Resolution granting a Bulk Variance to keep excessive lot coverage for circular driveway, patios and concrete porch built with permits at different times. Permits did not show previously approved structures. House was built in 2004 before the law changed to break out sq. ft. of principal structure from total lot coverage, located at 312 Bayview Dr., Block 153, Lot 62.05 in the LC/R-80 Grandfathered zone.

Offered: Chairman Shapiro

Ayes: 5 (Mr. Viridi, Mr. Weilheimer,
Ms. DiGrande, Dr. Adler, &
Mr. Powers)

Second: Ms. DiGrande

Nays: 0
Absent: 3 (Mr. Solon, (Mr. Zwerin
and Chairman Shapiro)

Abstain: 0

A motion to adjourn was offered by Chairman Shapiro, seconded by Ms. DiGrande.

Respectfully submitted
Jennifer Bajar