

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

Alon Solon

Stacey DiGrande

Martin Powers

Alt#1

Alt# 2 Frank Yozzo

Zoning Board Clerk

Jennifer Bajar

Attorney

Weiner Law Group, LLP.

Ronald D. Cucchiaro, Esq.

Engineer

CME Associates

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

Planner

CME Associates

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

Traffic Engineer

Remington & Vernick

Robert Nash, P.E.

Administrative Officer

Zoning Officer

Sarah Paris

ZONING BOARD OF ADJUSTMENT

TUESDAY SEPTEMBER 24, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG
SUNSHINE ACT

APPROVE MINUTES: SEPTEMBER 10, 2019
PUBLIC SESSION

Z.B. 18-6656

Peter & Patty Bellone – Public Hearing for approval to build a 19' x 21' wood deck and to construct a 30' x 50' pole barn on an undersized lot with insufficient lot area, width, frontage, front yard setback, side yard setback for both principal and accessory structures and exceeds permitted lot coverage and total lot coverage for an accessory structure at 157 Tennent Road, Block 170, Lot 4 in the LC Land Conservation zone.

ZB 19-6685

Lane & Caroline Rosen – Public Hearing for approval to construct a 20' x 25' garage addition a 7' x 20' Porch Enclosure, an 8' x 12' Portico and 119 sq. ft. of paver walks which exceed permitted lot coverage for an accessory structure and exceeds total lot coverage at 11 Fairview Road, Block 225, Lot 67 in the R-30/20 zone.

ZB19-6686

Lucas Holding, LLC – Public Hearing for approval of a use variance to allow Retail Sales, Rental &/or Service of Construction Trucks and Equipment at 173 Amboy Road, Block 178, Lot 292 in the IOR (Industrial Office Research) zone.

ZB 19-6688

Rubin Cruz – Public Hearing for approval to construct a 2,410 sq. ft. two story single family home on an undersized lot with insufficient lot area, frontage, width, side yard setback for principal structure and exceeding permitted lot coverage for principal structure, total build and total lot coverage at Wicker Place, Block 108, Lot 14 in the R-30/20 zone.

ZB 19-6689

Vincenzo Nigro – Public Hearing for approval to construct a two (2) story addition to existing house and a 629 sq. ft. covered patio with outdoor kitchen and fireplace which exceeds permitted lot coverage for total building coverage at 53 Georgian Bay Drive, Block 257, Lot 2 in the R-20 residential zone.

RESOLUTIONS

Z.B. 19-6687

Norman Swanson – Memorialization a Resolution granting approval of bulk variances to keep Tennis Court with an eight foot high fence, insufficient side and rear yard setbacks and other improvements (such as the pond, Bacchi Court, 260 sq. ft. Shuffle Board Court, concrete walkways and the amount of concrete patio around the pool and slate patio) that were built without permits and to replace existing deck with a 1520 sq. ft. multi-level patio, located at 11 Cottage Lane, Block 420, Lot 26 in the R-80 zone.

Z.B. 17-6616FS

Goddard Estates, LLC – Memorialization of a Resolution granting approval of a Final Major Site Plan for a four lot residential sub-division, located at 42 Vanderburg Road, Block 359.01, Lot 26 in the R-20AH-1 zone.