

MARLBORO TOWNSHIP ZONING BOARD

January 28, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL 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: DiGRANDE, LEVIN, POWERS, SOLON, WEILHEIMER, and
CHAIRMAN SHAPIRO

ABSENT: VIRDI, YOZZO AND ZWERIN

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & STEVEN R.
TOMBALAKIAN, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Chairman Shapiro moved that the minutes of December 18, 2018 be adopted. This was seconded by Boardmember Weilheimer, and passed on a roll call vote of 3 - 0 in favor.

Chairman Shapiro moved that the minutes of October 9, 2018 be adopted. This was seconded by Boardmember Powers, and passed on a roll call vote of 3 - 0 in favor.

Chairman Shapiro nominated Laura Neumann of CME Associates for Administrative Officer, seconded by Boardmember DiGrande. In favor: DiGrande, Powers, Solon, Weilheimer, Viridi, and Chairman Shapiro.

ZB: 19-6696 Arthur Avetisyan - Public Hearing for Bulk Variance approval for the installation of an in-ground swimming pool with pool cabana building, with walkway areas, fencings and pool house, located at 430 Union Hill Road, Block 287 Lot 36, in the R-20 Zone.

The Board took jurisdiction and entered evidence A-1 through A-23.

Salvatore Alfieri, Esq., representing the Applicant stated that his client had previously received bulk variance relief for the subject property but was now applying for additional bulk variance relief.

The applicant gave testimony and explained that he currently has a 2-story dwelling with a rear wood deck. He is seeking bulk approval to install an in-ground swimming pool (with fencing) and pool cabana to fit the needs of his family and friends when he entertains at home.

The board received, reviewed and considered the exhibits and reports with regard to this application and they had concerns about the size of the cabana and the rear yard setback. The maximum permitted area for an accessory structure should be 550 square feet and the applicant is proposing a 936 square foot cabana with an attached 432 square foot covered porch.

Public Hearing opened.

There was no one else who wished to speak.

Public Hearing closed.

The applicant said that based on the board's recommendations that he might consider revising his plans and bringing a planner to the next public meeting.

The Application was carried to the February 25, 2020 Zoning Board meeting without further public notice to property owners.

ZB: 19-6692 Daniel Matarese - Public Hearing seeking approval to deviate from Condition 11 of the prior Use Variance approval granted by the Zoning Board of Adjustment, located at 485 Texas Road, Block 172 Lot 25, in the LC Zone.

Boardmember Levin recused himself and left the meeting.

The Board took jurisdiction and entered evidence A-1 through A-23.

Salvatore Alfieri, Esq., representing the Applicant stated that an Use Variance approval was granted per Resolution (ZB03-6120) dated November 12, 2003 to permit mixed use of the property as a

residence and commercial use; specifically, storage/repair of vehicles, including overnight outdoor storage of commercial vehicles. Condition No. 11 of that Resolution required that "Applicant shall file an application for site plan approval by January 1, 2004." The Applicant did not so file, and now seeks relief from that approval condition, to allow the Board to consider and approve the site plan that had accompanied the prior application ZB03-6120.

The Applicant testified that the site plan submitted in 2003 did not depict any physical modifications to the property, and no modifications of any kind are now being sought, thereby permitting the Board to consider the originally submitted site plan.

Salvatore Alfieri, Esq., stated that the Applicant requests expedited relief on this application so as not to delay the issuance of the building permit(s) required to renovate the home to allow the Applicant's occupancy prior to July 2020.

Public Hearing opened.

There was no one else who wished to speak.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Boardmember DiGrande. In favor: DiGrande, Powers, Solon, Weilheimer and Shapiro. Absent: Levin, Solon, Yozzo, and Zwerin.

Z.B. 19-6688 Rubin Cruz - Memorialization of a Resolution granting approval for bulk variance.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Boardmember Powers. In favor: DiGrande, Powers, Weilheimer and Chairman Shapiro.

ZB: 19-6692 Sunset Park, LLC - Memorialization of a Resolution granting approval for Preliminary and Final Site Plan with Bulk Variance.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Boardmember Powers. In favor: DiGrande, Powers,

Weilheimer and Chairman Shapiro.

A motion to adjourn at 8:25 p.m. was offered by Chairman Shapiro, seconded by Boardmember DiGrande. One vote was cast.

Respectfully submitted
Susan A. Branagan