

ZONING BOARD OF ADJUSTMENT

AGENDA

February 25, 2025

7:30 P.M.

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of January 28, 2025
6. **Z.B. 24-6840 Marlboro 9 Developers-** Continued Public Hearing seeking approval to develop the site with a Wawa market, fueling station, 3 underground fuel tanks, parking spaces, trash enclosure, walkways, retaining wall, curbing, basin,, signage, lighting and landscaping located at 15 & 34 Route 9, block 176 lot 15 within the C-4 zone.  
  
**Z.B.24-6866 Anne Smith-**Public Hearing seeking a Bulk Variance approval permit the previously constructed pavilion located at 14 Evergreen, block 329 lot 7 within the R-20 zone.  
  
**Z.B.24-6867 Lila Kanouse-**Public Hearing seeking a Bulk Variance to construct a 481 square foot building addition to rear of house located at 29 Marlboro Street, block 126 lot 34 within the R30/20 zone.  
  
**Z.B. 23-6831 Sebos Properties-**Continued Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, with a 2<sup>nd</sup> floor addition and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone.  
  
**Z.B.24-6848 Farah Homestead-** Continued Public Hearing seeking Bulk Variance approval to construct a 2000sf detached garage/storage building, with the expansion to the existing stone driveway located at 176 Ryan Road block 392, lot 33 & 34 within the R-25 zone
7. Resolutions:  
**Z.B. 24-6861 Deepa Raghavan-**Memorialization granting Bulk Variance approval for impervious coverage on site located at 620 Vale Drive, block 143.08, lot 18 within the R60/15 zone.  
  
**Z.B 24-6863 Anthony Campitiello-**Memorialization granting Bulk Variance approval to construct a 2,258 sf addition to the existing dwelling.The addition has a 2 story garage, 2<sup>nd</sup> floor studio den,

sauna and Bathroom. The two story addition will be attached to the one story expansion. Outdoor shower and two trellis structures to be constructed as well, located at 8 Orchard Hills Road block 157 lot 26 within the LC zone.

Motion to adjourn: