

**MARLBORO TOWNSHIP ZONING BOARD**  
**MARCH 10, 2015**

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**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.**

**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 ... MR. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, DR. ADLER**

**ABSENT ...**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. KATARYNIAK, MR. CUCCHIARO ESQ. AND MS. PARIS (Admin.Officer)**

**SALUTE THE FLAG**

**APPROVAL OF THE FEBRUARY 24, 2015 ZONING BOARD OF ADJUSTMENT MINUTES**

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

Second: Dr. Adler Nays: 0

Absent: 1 Mr. Levin

**PUBLIC SESSION** - No one signed up to speak.

**Z.B. 14-6527 ANDREW AUGUST – Continued Public Hearing for Bulk Variance**  
**Approval to construct a 24’ x 36’ free standing garage at 98 Buckley Road,**  
**Block 421 Lot 5, in the R-80 zone**

Andrew August (Applicant) was sworn in and gave testimony. Mr. August stated that he would like to have a garage to store his car. Chairman Shapiro asked if any re-grading will be done on the property, Mr. August responded, “no”.

**PUBLIC -**

**Keith Eldridge – 104 Buckley Road** voiced his concerns regarding the size of the garage and rain water runoff.

Ms. Neumann P.E. (Board Engineer) asked if the proposed garage will have gutters. Mr. August responded “no.” Ms. Neumann asked if the applicant will be able to install gutters to a drywell system. Mr. August responded, “that’s a great expense to install drywell systems... the house doesn’t have a drywell system.”

**In workshop**

Offered: Chairman Shapiro

Second: Mr. Solon

Mr. Solon has some concerns with lighting and runoff. Mr. Solon is in favor of shrubs being installed to create a buffer for the neighboring property. Mr. Zwerin also has concerns with lighting and runoff. Mr. Zwerin would like to see some shrubbery as a buffer. Mr. Weilheimer is abstaining from this application due to not hearing the full testimony. Ms. DiGrande stated that as long as the runoff and buffer is addressed, she is in favor of this application. Dr. Adler suggested that the applicant make the garage smaller. Dr. Adler would like to see shrubs & gutters installed. Dr. Adler would also like to know what he is doing with his cars now. Chairman Shapiro has concerns with the water runoff and would like to see that addressed.

**Out of Workshop**

Offered: Chairman Shapiro

Second: Dr. Adler

Mr. August stated that when he purchased this property he removed six 20 yard containers of

garbage off this property. The property was in terrible shape, all the trees were down. The property was abandoned and the bank owned it. Mr. August stated, "I've done nothing but improve this property, and the neighbor knows it." Mr. August stated he has no problem with reducing the size of the garage, he's just trying to avoid a large engineering bill.

**In workshop**

Offered: Chairman Shapiro

Second: Mr. Solon

Chairman Shapiro suggested that the board grants the application as it is proposed with a water remediation system as well as a landscape buffer to be determined and approved by CME (board engineer). All Board member's were in agreement with the Chairman.

**Out of Workshop**

Offered: Chairman Shapiro

Second: Ms. DiGrande

**A motion in the affirmative**

Offered: Chairman Shapiro      Ayes: 5 (Mr. Solon, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, & Dr. Adler).

Second: Mr. Zwerin      Nays: 0

Abstained: 2      Mr. Levin, Mr. Weilheimer

**Z.B. 14-6528 ERIC PARETS - Continued Public Hearing for Bulk Variance Approval to construct a 400 sq. ft. addition to existing home, which exceeds permitted lot coverage for principal structure at 10 Wabash Road, Block 234 Lot 11, in the R-30/20 zone**

Eric Parets (Applicant) and Chester DiLorenzo P.E Midstate Engineering was sworn in and gave testimony. Mr. DiLorenzo gave a description of the property as well as the proposed project. Mr. DiLorenzo stated that the applicant would like to reduce the size of the proposed addition

from 20 x20 to 14 x 20. Mr. DiLorenzo also stated that after reviewing CME's report, the applicant would be willing to install a recharge trench do to good permeability is close to the surface, and will submit any information Ms. Neumann would require regarding amending the proposed application. Chairman Shapiro asked if the applicant is proposing a bathroom in the addition. Mr. Parets responded no. Reducing the size of the proposed addition brings the dwelling coverage to 13.15% where 11% is allowed, and total building coverage will be 21.76%. The height of the addition will be 10.7' (feet). Dr. Adler

**PUBLIC –**

**Eric Salant - 9 Vernon Rd** has concerns with the water runoff from the applicant property to his property. Mr. Weilheimer asked Mr. Salant, "If the application does not get approved, how does it help you? They're going to put in some sort of a system at this point to try to mitigate

**Robert Devine - 8 Wabash** has concerns with the trees on the applicant's property line.

**Pingfei Maa - 14 Wabash** has concerns with the size of the addition

Mr. DiLorenzo stated that he feels that the addition will mitigate some of these conditions. The applicant will be installing gutters and they will be installing a drainage system. Mr. DiLorenzo stated that the property backing the applicant is the recipient of water runoff from multiple properties, not just from the applicants.

The applicant will submit a revised plan reflecting the changes to the addition as well as the drainage system.

**This application is being carried to the meeting of April 14, 2015, without further notice.**

**Z.B. 14-6526 AVA'S BRICK OVEN AGPC CATERING – Continued Public Hearing for Use Variance Approval to add an outside refrigeration unit and extra storage space upstairs, located at 47 Tennent Road, Block 149 Lots 2 & 2.01, in the OPT-2 zone**

Lawrence Centanni, Esq. introduced the application to the board.

John Ploskonka P.E. P.P. was sworn in and gave testimony. Mr. Ploskonka stated that the applicant originally intended to use the basement for storage, but found out that it was not possible to do so. The applicant would like to add storage space on the second floor as well as a refrigeration unit outside to conserve space within the building.

Michael Testa Architect was sworn in and gave testimony. Mr. Testa stated that the sole purpose

for the expansion is for storage. Mr. Testa stated that the restaurant is 3000 sq. ft. and about 40% of that is utilized for the kitchen and bathroom space. The applicant is very limited as to where he can store supplies, as well as refrigerated items. The building has a four foot crawl space that the applicant wanted to dig down to create a full depth basement for additional storage. The applicant is unable to do so due to a high water-table. The applicant is proposing to maintain the footprint and elevate the roof up to add the storage on the second floor, keeping the same character. The dining area on the second floor will remain the same size. Chairman Shapiro asked if the exterior of refrigeration unit will have the same finishes as the exterior of the building, Mr. Testa answered “yes”. Dr. Adler asked if they will have a free standing sign. Mr. Testa said that they will use the same footprint as the original sign that was there.

**PUBLIC** - No one from the public spoke

**In workshop**

Offered: Chairman Shapiro

Second: Mr. Levin

**Out of Workshop**

Offered: Chairman Shapiro

Second: Dr. Adler

All members were in favor of the application.

**A motion in the affirmative**

Offered: Chairman Shapiro      Ayes: 7 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, & Dr. Adler).

Second: Mr. Solon                      Nays: 0

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Zwerin.

Respectfully submitted  
Jennifer Bajar