

MARLBORO TOWNSHIP ZONING BOARD

May 9, 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 ... {6} MR. SOLON, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, and MR. POWERS

ABSENT... {2} MR. VIRDI, and DR. ADLER

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. 16-6585 Amboy Avenue Partners, LLC. - Continued Public Hearing for a Bulk Variance to construct an outdoor sports field with an inflatable dome and a 20' x 30' storage shed, and a Use Variance for an expansion of a non-conforming use, located at 185 Amboy Road, Block 178, Lot 291 in the IOR zone

Application to be carried to June 13, 2017 without further notice to property owners.

Z.B. 17-6608 Sunset Park, LLC. – Public Hearing for a Use Variance to permit an assisted living facility with an associated bulk variances to construct a three story, 114,000 sq. ft. building with a total of 121 living units, located on Texas Road, Block 103, Lots 10 in the R-60 zone.

Application to be carried to June 13, 2017 without further notice to property owners.

Z.B. 16-6607 John & Lauren Lacognata – Continued Public Hearing for a Bulk Variance to keep Belgium block curbing installed around the perimeter of the driveway closer than five feet from side property, located at 253 Nottingham Road, Block 139, Lots 53 in the R-30/20 zone.

Application to be carried to June 27, 2017 without further notice to property owners.

Z.B. 17-6614 Michael & Terry Nocco – Public Hearing for a Bulk Variance to keep shed and concrete patio built too close to the property lines. They were existing when the property was purchased, located at 14 Homestead Circle, Block 371, Lots 38 in the R-30/20 zone.

Mr. Nocco was sworn in and gave testimony. Mr. Nocco stated that the shed and rear patio were existing when he purchased the house more than ten years ago. Mr. Nocco stated that he hasn't had any issues with drainage since living at the subject property.

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

A motion in the affirmative

Offered: Chairman Shapiro

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

Second: Ms. DiGrande

Nays: 0
Absent: 2 (Mr. Viridi, & Dr. Adler)

Abstain: 0

RESOLUTIONS

Z.B. 17-6613 Amanda Roy – Memorialization of Resolution granting 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.

Offered: Chairman Shapiro

Ayes: 5 (Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande,
& Mr. Powers)

Second: Mr. Zwerin

Nays: 0
Absent: 3 (Mr. Solon, Mr. Viridi, and
Dr. Adler,)

Abstain: 0

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

Respectfully submitted
Jennifer Bajar