



*Application to be carried to February 27, 2018 with new notice to property owners.*

**Z.B. 17-6625 Samir and Reena Doshi** - Continued Public Hearing for a Bulk Variance to demolish existing home and build a new 4,503 sq. ft. single family dwelling with a 144 sq. ft. pool house, a 2,350 sq. ft. basketball court, and 7,918 sq. ft. driveway/walks, located at 25 Station Road, Block 171, Lot 76 in the LC-Land Conservation zone.

The subject property contains 1.8 acre property and is located within the LC (Land Conservation) Zone District. The subject property is currently improved with a two-story dwelling with a paved driveway on Station Road. The subject property is encumbered by wetlands and associated buffers along the rear of the site. The Applicant is seeking bulk variance relief in order to remove all existing site improvements and to construct a 2-1/2 story dwelling with front and rear covered porches, a rear paver patio, and a paver driveway along Station Road. The submitted Plot and Grading Plan depicts an in-ground swimming pool (24 feet x 44 feet) with surrounding walk/coping, and an accessory shed structure (12 feet x 12 feet; 144 sq. ft.) within the rear yard area of the property.

Salvatore Alfieri, Esq. Counsel for the Applicant, gave a brief synopsis of the application. Mr. Alfieri stated that numerous alterations of the proposed plan have been submitted to the Board over time. Mr. Alfieri noted that it had become apparent that there was some sentiment that the proposed home was too large and lot coverage too great. Mr. Alfieri stated that the Applicant had worked to revise the plans to reduce the size of the home under 5,000 square feet and to make other reductions to reduce the scale of the project.

Rick Brown, P.E. Applicant's Engineer was sworn in at a previous meeting gave testimony. Mr. Brown stated that he had achieved the reduction in the size of the home by slightly reducing the size of many of the bedrooms and other rooms within the proposed home. In colloquy with the Board, Mr. Brown stated that the Applicant would provide Boring Data to the Township, as well as detail on the retaining wall. Mr. Brown further confirmed that the height of the house would be 28 feet 9 inches. Mr. Brown characterized the latest revisions as reducing a total of 600 square feet from the proposed home.

Samir Doshi, Applicant was sworn in and gave testimony. Mr. Doshi stated that the originally proposed study had been removed and that the master bedroom as well as several other rooms had been reduced in size. Mr. Doshi further stated that street parking was not available along Station Road which is the reason that he was seeking a wide driveway with a parking capacity of between 14-16 vehicles.

Mr. Brown testified that the following non-compliant conditions already exist on the property:  
Section 220-47C (Table I) - The minimum required lot area is 5 acres; 1.8 acres is provided.  
Section 220-47C (Table I) - The maximum permitted density is 0.16 lots per acre; approximately 0.5 lots per acre is provided. Section 220-47C (Table I) - The minimum required lot frontage is 400 feet; 211 feet is provided. Section 220-47C (Table I) - The minimum required lot width is 400 feet; 211 feet is provided. Section 220-47C (Table I) - The minimum required lot depth is 400 feet; 370 feet is provided.

Mr. Brown then stated that the following new variance relief is also being requested:

Section 220-42F(1) - All private swimming pools shall be completely and continuously surrounded by a durable wall, fence or barrier which shall be no more than 6 feet nor less than 4 feet in height; no fence or similar barrier is indicated around the depicted future pool. Section 220-47C (Table I) - The minimum required side yard setback is 75 feet; 51.5 feet and 66.4 feet are proposed along the easterly and westerly side property lines respectively to the proposed dwelling. Section 220-47C (Table I) - The maximum permitted percentage of total lot coverage is 5%»; approximately 8.8% appears proposed with the depicted "proposed" improvements including the accessory shed structure and approximately 9.3% appears proposed in total including the depicted future pool coping area. Section 220-140D(1) (Table I) - The maximum percentage of lot coverage permitted for a principal building within an LC Zone shall be 2%; approximately 4.8% is indicated as proposed. Section 220-140D(1) (Table I) - The maximum permitted percentage of total building coverage within an LC Zone shall be 2%; approximately 5.0% appears proposed including the dwelling and the shed. Section 220-169A(2) - Driveways shall be paved with a uniform two-course overlay, provided further that driveways over 75 feet in length within an LC Zone District shall only be required to be paved the first 40 feet from the street or public right-of-way; a paver stone driveway is proposed.

Several Board Members expressed concern with the size, length and width of the proposed driveway. They specifically stated that the residential driveway should not look like a commercial parking lot. Mr. Brown and the Applicant thereafter agreed that the following revisions would be made to the driveway. The driveway would have a 20 foot width at the mouth and would then taper to 34 feet at the garage and that parking would be prohibited within the first 25 feet of length of the driveway. The driveway would also be constructed with brick pavers set in sand.

There were no members of the public expressing an interest in this application. The Board has received, reviewed and considered various exhibits and reports with regard to this application. Those exhibits and reports are set forth on the Exhibit List, and all exhibits and reports as set forth on said Exhibit List have been incorporated herein in their entirety.

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

***A motion in the affirmative***

Offered:	Acting Chairman Weilheimer	Ayes: 4 (Ms. DiGrande, Dr. Adler, Mr. Powers, & Mr. Yozzo)
		Nays: 2 (Mr. Solon, & Acting Chairman Weilheimer)
Second:	Mr. Powers	Absent: 2 (Mr. Viridi, Mr. Zwerin, Chairman Shapiro)

**Z.B. 17-6631 GSR&SM Inc.** –Public Hearing for Site Plan approval, located at 293 Route 79





Nays: 0

Second: Ms. DiGrande

Absent: 2 (Mr. Viridi, Mr. Zwerin,  
Chairman Shapiro)

**Resolution appointing Michael Angelastro, P.E., of Remington & Vernick Engineers and Affiliates** as the Traffic Engineer for the Zoning Board if Adjustment of the Township of Marlboro

*A motion in the affirmative*

Offered: Acting Chairman Weilheimer

Ayes: 6 (Acting Chairman Weilheimer,  
Mr. Solon, Ms. DiGrande,  
Dr. Adler, & Mr. Powers, &  
Mr. Yozzo)

Nays: 0

Second: Mr. Powers

Absent: 2 (Mr. Viridi, Mr. Zwerin,  
Chairman Shapiro)

*A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.*

Respectfully submitted

Jennifer Bajar