

**REGULAR MEETING
OF THE TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT
Remotely Held Public Meeting
June 8, 2021
7:30 P.M.**

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. APPROVAL/CORRECTION OF MINUTES:
 May 25, 2021
6. ORDER OF BUSINESS:

Z.B. 21-6742 Lawrence Miraglia- Public Hearing seeking a Bulk Variance to construct an in ground pool and patio located at 7 Wooleytown Road, Block 147 Lot 22 within the LC Zone

Z.B. 21-6739 Julie Sakaria- Public Hearing seeking a Bulk Variance to construct a fence along the Property Line with Vanderburg Road, located at 5 Hopkinson Court, Block 360.02 Lot 18.03 within the R20AH Zone.

Z.B. 21-6732 394 Route 79, LLC.-Public Hearing seeking a Use Variance and Final Major Site Plan approval to construct a 16,260 s.f. warehouse/flex building with a 22 -vehicle parking area, located at 394 Route 79 Block 153, Lot 7 within the CS Zone.

Z.B. 19-6686A- Lucas Holdings, LLC- Public Hearing seeking a Use Variance approval to utilize a portion of the property as a truck terminal, located at 173 Amboy Road, Block 178, and Lot 292 within the IOR Zone.

7. RESOLUTIONS

Z.B. 21-6735 CRP Royal Pines, LLP- Memorialization granting an Amended Preliminary and Final Site Plan approval to correct the bedroom unit mix as was indicated in the original Resolution

Located at 365 Route 9 Block 299, Lot 3 within the C-3 Zone.

ZB 20-6713A Neurology Center for Epilepsy & Seizures, LLC.-

Memorialization granting a Use Variance approval to expand the size of the medical office to incorporate overnight continuous video EEG's monitoring for patients. No revisions to the previously approved site located at 479 Route 520 Block 213, Lot 8.01 located within the OPT-2 Zone.

ZB 21-6736 Joseph Spina-

Memorialization granting a Bulk Variance to construct an in-ground pool in the rear of the lot located at 27 Brookside Circle, Block 312, Lot 151 within the R-20 Zone

ZB 21-6729 405 Route 9, LLC-

Memorialization granting a Use Variance and Preliminary and Final Site Plan to construct a 9,648 s.f. building to accommodate a restaurant with a drive thru and two retail units with 69 parking spaces, located at 405 Route 9 Block 288, Lot 370 and 371 within the C-3 Zone.

ZB 21-6737 James and Mary Kocher-

Memorialization of granting a Bulk Variance to construct a second two story garage addition, asphalt driveway and a wall with protective barrier located at 6 Marsielle Terrace Block 153 Lot 100 within the LC zone.

Z.B. 21-6738 Richard Faviano-

Memorialization or Boards interpretation of Ordinance and required conditions granting for a Use Variance to construct an addition to the existing dwelling to include two bedrooms, bathroom, living room and kitchenette located at 5 Linford Court Block 214.04, Lot 3 within the SCPR Zone.

8. ADJOURNMENT

The meeting can be accessed by calling in to the "Webex" phone number and meeting ID indicated below. Then, follow the prompts to join the meeting, pressing # when indicated.

DIAL-IN PHONE NUMBER FOR ATTENDEES:1-408-418-9388 MEETING ID:
173 725 4147

MEETING LINK FOR ATTENDEES:

<https://marlborocouncil.webex.com/marlborocouncil/onstage/g.php?MTID=e5ab4ead0752a66f8298db72a7482c225>

ANYONE WHO WISHES TO SPEAK DURING "CITIZEN'S VOICE" OR COMMENT ON
A LISTED APPLICATION SHOULD FOLLOW THE INSTRUCTIONS POSTED ON
THE WEBSITE AT