

**MARLBORO TOWNSHIP PLANNING BOARD**

=====

**JUNE 11, 2013**

=====

**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

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

**ABSENT... MS. BAJAR, MR. YOZZO, MR. WEILHEIMER**

**PROFESSIONALS PRESENT... MS. NEUMANN, MS. PARIS(ADMIN.OFFICER)**

**SALUTE THE FLAG**

**PUBLIC SESSION**

No one from the public spoke.

**Z.B. 13-6470 CONTINUED PUBLIC HEARING SOLOMON SCHECHTER DAY SCHOOL**

This application is being carried to the meeting of July 23, 2013, without further notice.

**Z.B. 13-6474 BARBARO – PUBLIC HEARING – BULK VARIANCE**

The site is located at 9 Ryegate Lane and is 0.25 acre and contains 75 feet of frontage along the east side of Ryegate Lane, approximately 153 feet north of the Prides Lane intersection in the FRD zone, Block 299 Lot 80.

The applicant proposes to install a 10kw electrical generator approximately 6.5 feet from the joint property line with the adjacent Lot 81. He stated that the location of the generator was the most appropriate location recommended by the manufacturer.

With regard to the pre-existing shed, the applicant stated that due to the way the property slopes, the shed is in the best possible location.

Ms. Neumann reviewed her report and answered questions from the Board.

The applicant agreed to comply with all of her recommendations. They also agreed to comply with the Township's noise ordinance requirements. It was requested of the applicant to submit copies of all applicable permits required in connection with the installation of the generator and associated utility lines.

A motion in the affirmative was offered by Mr. Shapiro, seconded by Ms. DiGrande. In favor: Mr. Levin, Mr. Shapiro, Mr. Zwerin, Dr. Adler, Ms. DiGrande.

**Z.B. 13-6473 XIU/HU – MEMORIALIZATION OF RESOLUTION GRANTING BULK VARIANCE APPROVAL**

A motion in the affirmative was offered by Mr. Shapiro, seconded by Ms. DiGrande. In favor: Mr. Shapiro, Dr. Adler, Ms. DiGrande.

**Z.B. 12-6438A FSP MARLBORO – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Mr. Shapiro, Mr. Zwerin, Dr. Adler, Ms. DiGrande

A motion to adjourn was offered by Mr. Shapiro, seconded by Dr. Adler. One vote was cast.

Respectfully submitted

Donna Pignatelli