

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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Michael Shapiro

Vice-Chairperson

Matthew Weilheimer

Secretary

Alan Zwerin

Members

Frank Yozzo

Ira Levin

Jennifer Bajar

Adrienne Spota

Ibrahim ElNaboulsi - Alt #1

Stacey DiGrande - Alt # 2

Zoning Board Clerk

Yvonne Cautillo

Attorney

Weiner Lesniak

Ronald D. Cucchiaro, Esq.

Engineer

Birdsall Engineering

James Priolo, P.E.,

Planner

T & M Associates

Richard Cramer, P.P.

Traffic Engineer

French & Parrello

Mark Kataryniak, PE, PTOE

Administrative Officer

Zoning Officer

Sarah Paris

MINUTES

ZONING BOARD OF ADJUSTMENT

JANUARY 24, 2012

8:00 p.m.

SALUTE TO FLAG

SUNSHINE LAW READ

PRESENT: Alan Zwerin, Matthew Weilheimer,
Ira Levin, Jennifer Bajar, Adrienne
Spota, Ibrahim El Naboulsi

ALSO PRESENT: Ronald Cucchiaro, Esq. Board Attorney
Sarah Paris, Administrative Officer

ABSENT: Michael Shapiro, Stacey DiGrande, Frank Yozzo

The minutes of the January 10, 2012 meeting were approved:

Offered:	Matthew Weilheimer	Ayes:	5
Seconded:	Alan Zwerin	Nays:	0
		Absent:	4

There was no Public Session

ZB11-6433– Wang, Edwin & Kathy

Public Hearing for approval to construct a six foot high aluminum fence using six with one-half foot stanchions as fence posts in the front yard where an open fence is not allowed at 26 Robertsville Road, Marlboro, NJ, Block 331, and Lot 55.02 on property located in an R-20 Residential Zone.

The Board took jurisdiction. The following evidence was entered:

- A – 1 Petition on Appeal
- A – 2 Letter of Denial by Zoning Officer
- A – 3 Indemnification and Hold Harmless Agreement
- A – 4 Disclosure Statement
- A – 5 W-9
- A – 6 Tax Collector's Certification
- A – 7 Notice To Adjoining Property Owners
- A – 8 List of Property Owners within 200 feet
- A – 9 Certified White Receipts and Green Cards
- A - 10 Affidavit of Publication
- A – 11 Affirmation of Local Pay to Play Ordinance
- A – 12 Affidavit of Service
- A – 13 Owners Affidavit of Authorization and Consent
- A – 14 Application Affidavit of Completeness
- A – 15 Resolution granting Minor Subdivision Approval for Block 331, Lot 55, PB No. 775-00, Dated April 5, 2000.
- A – 16 Survey of for Block 331, Lot 55.02, prepared by Daniel P Hundley, Crest Engineering Associates Inc., 100 Rike Drive, Millstone Township, NJ, Dated 9/14/11 and Certified 10/10/11.
- A – 17 Report prepared for 26 Robertsville Road, Block 331, Lot 55.02, by James A. Priolo, PE, Birdsall Services Group, 611 Industrial Way West, Eatontown, NJ, Dated 1/16/12.

The owners of 26 Robertsville Road, Marlboro, NJ were sworn in. Mr. and Mrs. Edwin Wang stated the lot is flat; it is a flag lot with long driveway entrance. They are the owners of the rear lot and would like a separation of the front and rear. They do not wish their children trespassing through the neighbors and would like to also keep the animals out.

Mr. Cucchiaro asked if there are similar fences in the community.

Mr. Wang said there were similar fences in the community; he said both sides have rear yard fences. The six foot high fence would go around the entire yard.

Mr. Weilheimer confirmed that the variance is only for the front yard.

There were no public questions.

Motion to Workshop:

Offered By: Michael Shapiro
Seconded By: Adrienne Spota

Mr. Levin stated that the house is completely invisible from Robertsville Road.

Ms. Spota, Mr. Zwerin and Mr. Il Naboulsi also stated they support this delineation of lots.

Mr. Kamalpreet, owner of 201 Walnut Drive, was sworn in.

Ms. Spota inquired if there were any plans for a pool as lot coverage was already quite close.

Mr. Bruno stated they are only speaking about lot coverage. Ms. Spota just confirmed as they are close to lot coverage numbers without a pool, or anything additional.

Ms. Paris stated the zoning was changed to LC. There is a clause stating if there is an existing house with the R-80 zone; it will be grandfathered. This property has no house on it.

The driveway was also questioned, asking if that would be paved.

Ms. Paris inquired if they would like to do a less pervious driveway. Pavers would free up 50% of the coverage.

Mr. Cucchiaro said he would like to make sure everyone is comfortable regarding the Planner and would like to have an extension of time. He does not want to breach ethics.

An extension of time was signed for February 7, 2012; no further notice required. Mr. Cucchiaro would prepare a resolution with presumptive type wording.

Mr. Cucchiaro requested the Ida Automotive, Inc. Resolution be carried an additional two weeks.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,