

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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Ronald D. Cucchiaro, Esq.

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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

Regular Meeting

June 19, 2012

ZONING BOARD OF ADJUSTMENT

8:00 p.m.

SALUTE TO FLAG

SUNSHINE LAW READ

PRESENT: Michael Shapiro, Ira Levin,
Frank Yozzo, Stacey Di Grande

ALSO PRESENT: Ron Cucchiaro, Esq, Acting Board Attorney
Sarah Paris, Administrative Officer

ABSENT: Matthew Weilheimer, Jennifer Bajar, Alan
Zwerin, Ibrahim El Nabousil

APPROVAL OF JUNE 5, 2012 MINUTES:

Offered: Michael Shapiro Ayes: 4
Seconded: Frank Yozzo Nays: 0

No one signed to speak for Public Session.

Chairman Shapiro appointed Ira Levin as the Acting Secretary for the night.

ZB12-6438 – FSP–Marlboro, LLC

Continued Public Hearing for approval to construct a three story, eighty-six unit Assisted Living Facility with associated parking where Assisted Living is not a permitted use in the Office Professional Transitional 2 Zone located at 23 Route 520 and 53 Route 520, Marlboro, NJ, Block 176, Lots 38, 39, 40 and 41.

As Mr. Levin recused himself from this application, there was no quorum. This application is carried. The Zoning Officer was directed to set up a Special Meeting on July 10th if the date is acceptable to the applicant and if there will be enough Board Members available for that night. A new Notice will be required.

ZB12-6448 – Perri, John & Helena

Public Hearing for approval to construct an in-ground pool, patio, and fence, and move shed to expand a pre-existing, non-conforming use and having insufficient side and rear yard setbacks for accessory structures located at 10 Orchard Street, Marlboro, NJ, Block 219, Lot 7 in a Light Industrial Zone.

As Mrs. Di Grande had to recuse herself from this hearing, there was no quorum and so this application is being carried to July 10th, 2012. No further notice will be required.

MEMORIALIZATIONS

ZB12-6445 – Genzer, Stephen and Joell

Memorialization of a resolution for approval to construct an in-ground pool with 1,886 square feet of patio and walkways exceeding permitted lot coverage for principal and total lot coverage at 14 Huxley Court, Marlboro, NJ, Block 415 Lot 33.07. Property is located in an R-40GAH Residential Zone.

Offered: Michael Shapiro Ayes: 4
Seconded: Frank Yozzo Nays: 0

ZB12-6446 – Lapoff, Kathleen

Memorialization of a resolution for approval to construct a 20 x 22 square foot addition to rear of house and to construct a 90 square foot deck off of new addition having insufficient rear yard setback for principal and accessory structures and having insufficient distance between structures at 4 Samantha Drive, Morganville, Block 119.02, Lot 9. Property is located in an RSCS Residential Senior Citizen and Single Family Zone.

Offered: Michael Shapiro Ayes: 4
Seconded: Ira Levin Nays: 0

ZB10-6394 – T-Mobile Northeast LLC

Memorialization of a resolution to deny approval to construct a wireless communications facility, requiring use and bulk variances for an undersized lot and having insufficient fall zone on property located at 112 Amboy Road, Morganville, NJ, Block 172, Lot 34, in an IOR Zone.

Offered: Michael Shapiro Ayes: 4
Seconded: Stacey Di Grande Nays: 0

Motion to adjourn at 8:20 p.m.

Respectfully submitted,

