

MARLBORO TOWNSHIP ZONING BOARD

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OCTOBER 8, 2013
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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. WEILHEIMER,
DR. ADLER, MR. SOLON, MS. DI GRANDE**

ABSENT... MR. ZWERIN

**PROFESSIONALS PRESENT... MR. CRAMER, MS. NEUMANN,
MR. CUCCHIARO, MS. PARIS (Admin. Officer)**

SALUTE THE FLAG

Mr. Yozzo sent a letter stating as of today he is resigning from the Board

Z.B. 13-6480 REZNIKOV – CONTINUED PUBLIC HEARING – BULK VARIANCE

Jeffrey Ferier, Esq. represented the applicant. The site is located along the north side of Gallya Grove, Block 160 Lot 58, within the R-40/30 zone.

The applicant is seeking Bulk Variance approval to retain existing site improvements constructed within the limits of the existing conservation easement encumbering the property, specifically, the fenced concrete pad canine pen.

The applicant testified that the canine pen is located behind evergreen trees and is not visible. He also stated that to remove the pad would be a large cost factor.

Workshop:

Offered: Shapiro

Second: Levin

All member agreed that the canine concrete pad should be removed.

Out of workshop:

Offered: Shapiro

Second: Adler

The applicant agreed to remove the concrete pad.

A motion to approve was offered by Chairman Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Chairman Shapiro, Dr. Adler, Mr. Solon, Ms.Di Grande.

Z.B. 13-6487 ZHIRONG & HSUNFANG LIANG – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and marked into evidence were exhibits A-1 thruA-16

The site is located at 320 Deerfield Road, Block 180.01, Lot 30 within the R 40/20 zone.

The applicant proposes to install a fence around the backyard area, specifically along the side lot lines and setback eight feet from Crine Road, which serves as the rear yard of the property.

Mr. Liang stated that the request for the variance relief was determined in order to avoid disturbing and removing trees located along the twenty foot setback line. He also stated that the proposed location of the fence would be the same line as to constitute a continuation of the neighbor's fence.

Workshop

Offered: Shapiro

Second: Adler

All Board members agreed to the variance request.

Out of workshop

Offered: Shapiro

Second: Adler

A motion to approve was offered by Chairman Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Chairman Shapiro, Mr., Weilheimer, Dr. Adler, Mr. Solon, Ms.DiGrande.

Z.B. 13-6485 SHELDON ROGERS – CONTINUED PUBLUC HEARING – USE VARIANCE

This application is being carried to the meeting of October 22, 2013, without further notice.

Z.B. 13-6486 TMC – PUBLIC HEARING – USE VARIANCE

This application is being carried to the meeting of October 22, 2013, without further notice.

Z.B. 13-6488 OLD MILL ESTATES – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and marked into evidence exhibits A-1 thru A-18.

Salvatore Alfieri, Esq. represented the applicant. The site is part of a single family residential development, Old Mill Estates, within the R-20 zone. All properties have access along Silver Leaf Drive within the development including Lot 38.01 which also contains road frontage along Old Mill Road.

The applicant is seeking Bulk variance approval for Lots 38.01, 38.02, 38.08 & 38.09 to exceed the permitted building coverage.

William Stevens, P.E. from Professional Design Services testified on behalf of the applicant. Additional exhibits A-19 thru A-27 were entered into evidence. He stated that the applicant is seeking relief from the ordinance wherein maximum building coverage for a principal structure is 11%, the applicant is seeking 15% coverage. The applicant has several different models of homes, of varying sizes, which could be placed on each lot. The larger models, which occupied greater area, were the most desirable.

PUBLIC HEARING OPENED

The following residents spoke:

Neil Visoke – 6 Miro Circle

Concerned about losing his privacy

Leslie Furie – 4 MiroCircle

Enough relief had already been granted as part of the previous subdivision

Jerome Ali – 18 Old Mill Road

Some of the proposed homes are larger than existing homes in the neighborhood

Jay Barrett – 32 Chagall Road

Issue with previously installed PVC fence

This application is being carried to the meeting of October 22, 2013, without further notice.

Z.B. 13-6484 SOLOMON SCHECHTER – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

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

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Levin. One vote was cast.

Respectfully submitted

Donna Pignatelli