

MARLBORO TOWNSHIP ZONING BOARD

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NOVEMBER 12, 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. WEILHEIMER, MR. ZWERIN, DR. ADLER, MS. DI GRANDE, CHAIRMAN SHAPIRO, MR. SOLON

ABSENT...

PROFESSIONALS PRESENT... MS. NEUMANN, P.P., P.E., MS. MC MANUS, ESQ. MS. PARIS (Administrative officer)

SALUTE THE FLAG

PUBLIC SESSION

No one signed up for public session

Z.B. 13-6486 TMC MARLBORO, LLC – VARIANCE RELIEF

– Continued Public Hearing

The site is located on Hartman Road & Robertsville Road in the IOR zone, Block 176 Lot 118.01 A letter was submitted by Kenneth Pape, Esq. on behalf of his client requested that the memorialization of the resolution drawn for this application be adjourned to a new hearing date as they needed additional time to address a number of comments and concerns in the draft resolution. This meeting was adjourned to December 10, 2013. There will be no further notice required.

Z.B. 13-6489 JACQUELINE & LEONARD TORRES – Public Hearing – For approval to construct an in-ground pool with associated patio requiring a Bulk Variance for lot excessive coverage at 215 Independence Way, Block 159 Lot 3.34, in the R-20 zone.

The Board took jurisdiction. The following evidence was entered:

Z.B. 13-6481 RONKO BUILDERS – PUBLIC HEARING – BULK VARIANCE

– Continued Public Hearing – Bulk Variance

The site is located at Wicker Place & Thomas Lane, R-30/20 zone, Block 108 Lot 21

The Board took jurisdiction at a previous meeting and entered exhibits A-1 thru A-24 into evidence. Frederick Kalma, Esq. represented the applicant. The applicant proposes to construct a two story dwelling on the property with a paved driveway along Wicker Place. The dwelling is to be serviced by municipal water and sanitary sewer systems via connection to existing mains with Wicker Place and two recharge trenches are proposed for storm water management purposes.

This evening a new set of Architectural Plans (A-25) were submitted in response for the Board's request for some changes in the width of the house. The newly proposed house will be 20' x 55'. With this change, the previously requested side yard setback variance is no longer needed. The applicant agreed to comply with the ordinance regarding the driveway requirements and to supply a site triangle. The applicant stated that by moving the garage to the other side, the site triangle is no longer an issue.

Workshop

Offered: Shapiro

Second: Levin

Board members were satisfied with the proposed changes and thanked the applicant for working with them.

Out of workshop

Offered: Shapiro

Second: Adler

A positive resolution was proposed.

Offered: Shapiro

Seconded: Weilheimer

Ayes: Levin, Shapiro, Weilheimer, Zwerin, Adler, Solon, and DiGrande

Nays: None

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

Respectfully submitted

Sarah Paris

