

**MARLBORO TOWNSHIP ZONING BOARD**

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**JANUARY 28, 2014**  
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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. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, MR. SHAPIRO, MS. DI GRANDE, DR. ADLER**

**ABSENT... MR. WILDMAN**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. CUCCHIARIO**

**SALUTE THE FLAG**

**PUBLIC SESSION**

No one from the public spoke

**Z.B. 13-6478 INSURANCE AUTO AUCTIONS, CORP. – CONTINUED PUBLIC HEARING USE VARIANCE**

This application is being carried to the meeting of February 11, 2014, without further notice.

**Z.B. 13-6486 TMC MARLBORO, LLC – CONTINUED PUBLIC HEARING – USE VARIANCE**

At the request of the applicant this application will be heard at a later date and will be renoticed.

**Z.B. 13-6485 SHELDON ROGERS – AMEND FINAL SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is located on the east side of Route 9, Block 176 Lot 12, within the C-4 zone. The site currently contains a multi-tenant, one story retail warehouse building, a billboard along with paved parking.

The applicant received conditional use variance relief with Preliminary & Final Site Plan Approval for an auto repair business. The applicant is now seeking amended Final Site Approval to permit a 2 x 16 foot ground mounted sign as well as a 2 x 16 foot wall sign.

Motion for Workshop:

Offered: Shapiro

Second: Zwerin

The Board had no issues with this application

Out of Workshop:

Offered: Shapiro

Second: Weilheimer

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

**Z.B. 13-6493 GARY & DEBRA RIKER – PUBLIC HEARING – BULK VARIANCE – USE VARIANCE**

The site is located at 157 Ticetown Road and contains 15 acres with 285 feet of frontage along the south side of Ticetown Road, Block 119 Lot 11, within the LC zone. It is currently utilized as a residential/agricultural use consisting of an existing two story dwelling with a paved driveway along Ticetown Road. Also on the site is a 1,150 s.f. two story barn and various farm/shed structures.

Gary Riker testified that he and his family operate a farm on the site.. He is seeking approval to convert the second floor of the barn into a residential area for family members working on the farm as well as for farmworkers. His farming activities include the growing and sale of trees. Mr.Riker agreed that if the site ceases to be used for agricultural uses he would be prohibited from using the second floor as a residential use without further Zoning Board approval.

Motion for Workshop:

Offered: Shapiro

Second: Levin

The board had no issues with this application.

Out of Workshop:

Offered: Shapiro

Second: Zwerin

A motion in the affirmative was offered by Mr.Shapiro, seconded by Mr. Weilheimer. In favor:

Mr.Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Mr.Shapiro, Ms. DiGrande, Dr. Adler.

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

Respectfully submitted

Donna Pignatelli