

MARLBORO TOWNSHIP ZONING BOARD
NOVEMBER 10, 2015

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

CHAIRMAN 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. ZWERIN, MR. WEILHEIMER
CHAIRMAN SHAPIRO, MS. DI GRANDE, DR. ADLER,
MR. NAPPI, MR. VIRDI**

ABSENT ... MR. SOLON

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

SALUTE THE FLAG

Z.B. 15-6558 PETTY - Public Hearing for Bulk Variance to construct an in-ground pool and patio and to keep shed in existing location located at 409 Georgetown Drive, Block 159 Lots 3.12 in the R-20AH-2 zone

This application is being carried to the meeting of December 8, 2015, without further notice

Z.B. 15-6551 STEVEN DICKMAN – Public Hearing for a Major Subdivision to create three new non-conforming lots with Bulk and Density Variances, located 17 Thomas Lane., Block 106 Lot 6 in the R-30/20 zone

Salvatore Alfieri introduced the application to the Board.

Kenneth F.X. Schlatmann P.E. P.P. was sworn in and gave testimony. Mr. Schlatmann described the lot to the Board. Mr. Schlatmann testified that the applicant intends to subdivide the lot into three equally sized lots, to allow three single family residences. Mr. Schlatmann testified that the structures would meet the criteria with respect to building setbacks. Mr. Cucchiaro asked Mr. Schlatmann to respond to CME’s report regarding maximum lot coverage for principle structure is 11%. Mr. Schlatmann testified that the maximum building lot coverage for the footprint of the three proposed building would be 17.3%, 17.6% & 15.6%. Mr. Schlatmann testified that they would require a variance for the principal lot coverage. Ms. Neumann stated that the lots could be made larger which would be more in line with the zone standards. Mr. Schlatmann agreed with Ms. Neumann. Mr. Alfieri described the surrounding area and how this application would be in keeping with the neighborhood more so then if the Applicant was to build according to the zone requirements.

PUBLIC- *No one spoke on behalf of this application*

In workshop

Offered: Chairman Shapiro

Second: Mr. Levin

Mr. Levin has no issue with this application. Mr. Verdi would rather see a two lot subdivision. Mr. Zwerin has no issues with the application. Mr. Weilheimer is in favor of the application, but would like a sidewalk installed in the front of all three homes. Mr. Nappi has no objections with the application. Ms. DiGrande has no issue with the application and would also like the sidewalks installed. Dr. Adler is in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Mr. Zwerin

A motion in the affirmative

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| Offered: | Chairman Shapiro | Ayes: | 8 Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, Mr. Nappi . Mr. Verdi |
| | | Absent: | 1 Mr. Solon |
| Second: | Mr. Levin | Nays: | 0 |
| | | Abstained: | 0 |

Z.B. 15-6557 TRAVIS - Public Hearing for Bulk Variance to construct two additions (352 sq. ft.) and (407 sq. ft.), a 256 sq. ft. covered patio and a 115 sq. ft. covered porch. located on 100 Tennent Road, Block 120 Lot 44 in the C-2 zone

John Travis was sworn in and introduced the application to the Board.

Steven Considine (Applicants architect) was sworn in and gave testimony.

Mr. Considine stated that the Applicant is proposing to remove the existing walks, decks and patios along the front and rear of the dwelling in order to construct an approximately 440 square foot addition garage and foyer along the front of the dwelling and approximately 352 square foot addition family room along the rear of the dwelling. A covered porch addition, approximately 146 square feet as well as a walkway are proposed with the front building addition and a covered patio approximately 256 square feet is proposed along the rear building addition. The shed, above ground pool and associated deck along the rear property line are also proposed to be removed from the site and a drywell system is proposed to alleviate the increase of stormwater runoff from the property. Mr. Considine stated that the proposed application would result in a decreased impervious coverage on the site.

Chairman Shapiro sked Mr. Travis if he has any businesses on the property. Mr. Travis testified “no businesses”.

PUBLIC- *No one spoke on behalf of this application*

In workshop

Offered: Chairman Shapiro

Second: Mr. Zwerin

Mr. Levin is in favor of the application. Mr. Verdi the fact of the coverage is being reduce, he's in favor of the application. Mr. Zwerin has no issues with the application. Mr. Weilheimer is in favor of the application. Mr. Nappi has no objections with the application. Ms. DiGrande has no issue with the application. Dr. Adler is in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Ms. DiGrande

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 8 Mr. Levin, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, Mr. Verdi
. Mr. Nappi

Absent: 1 Mr. Solon

Second: Mr. Nappi

Nays: 0

Abstained: 0

MEMORIALIZATIONS

Z.B. 15-6556 KRAUSHAAR – Memorialization of Resolution granting a Bulk Variance to construct a 556 sq. ft. cabana and a 589 sq. ft. one story, two car garage and some additional associated paver patio on mortar in the backyard, located at 2 Topaz Court, Block 420.02 Lot 7 in the R-80 zone.

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| Offered: | Chairman Shapiro | Ayes: | 6 | Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Dr. Adler, Mr. Nappi |
| | | Absent: | 3 | Mr. Solon, Ms. DiGrande, Mr. Verdi |
| Second: | Mr. Nappi | Nays: | 0 | |
| | | Abstained: | 0 | |

Z.B. 15-6555 MAX PIERRE ADRIEN - Memorialization of Resolution granting Bulk Variance to keep existing driveway built by the developer, which is too close to the side property line, with pavers, insufficient side yard setback located at 5 Erte Place, Block 413.04 Lot 18, in the R-20 zone.

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| Offered: | Chairman Shapiro | Ayes: | 6 | Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Dr. Adler, Mr. Nappi |
| | | Absent: | 3 | Mr. Solon, Ms. DiGrande, Mr. Verdi |
| Second: | Mr. Nappi | Nays: | 0 | |
| | | Abstained: | 0 | |

Z.B. 15-6554 FRIENDSHIP CIRCLE – Memorialization of Resolution granting a Use Variance to create a center for special needs individuals to provide recreational and social opportunities and learn life skills in a zone that only permits residential uses or government buildings or golf courses, located on Texas Road, Block 172 Lots 27 & 29 in the LC zone.

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| Offered: | Chairman Shapiro | Ayes: | 6 Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Dr. Adler, Mr. Nappi |
| | | Absent: | 3 Mr. Solon, Ms. DiGrande, Mr. Verdi |
| Second: | Mr. Adler | Nays: | 0 |
| | | Abstained: | 0 |

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

Respectfully submitted
Jennifer Bajar