

**MARLBORO TOWNSHIP ZONING BOARD**

**June 13, 2017**

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**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.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 ...            {5}, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, and MR. POWERS**

**ABSENT...            {3} MR. SOLON, MR. VIRDI, and DR. ADLER**

**PROFESSIONALS PRESENT... MS. NEUMANN, P.E., and MR. CUCCHIARO ESQ.**

**SALUTE THE FLAG**

**APPROVAL OF THE APRIL 4, 2017 ZONING BOARD OF ADJUSTMENT MINUTES**

**PUBLIC SESSION** – *No one from the public signed up to speak.*

**Z.B. 17-6608 Sunset Park, LLC.** – Public Hearing for a Use Variance to permit an assisted living facility with an associated bulk variances to construct a three story, 114,000 sq. ft. building with a total of 121 living units, located on Texas Road, Block 103, Lots 10 in the R-60 zone.

*Application to be carried without a hearing date, Applicant will notice property owners.*

**Z.B. 16-6585 Amboy Avenue Partners, LLC.** - Continued Public Hearing for a Bulk Variance to construct an outdoor sports field with an inflatable dome and a 20' x 30' storage shed, and a Use Variance for an expansion of a non-conforming use, located at 185 Amboy Road, Block 178, Lot 291 in the IOR zone

*Application to be carried to June 27, 2017 without further notice to property owners.*

**Z.B. 17-6615 Weisurk, LLC.** –Public Hearing for a Use Variance to change from Dental Office to a Veterinary Hospital, located at 90 Route 520, Block 176, Lots 103 in the R-20 zone.

*Application to be carried to July 11, 2017 without further notice to property owners.*

**Z.B. 16-6603 Said Samra** –Public Hearing for a Use Variance with associated Bulk Variance to reconstruct a 2,425 sq. ft. pool house destroyed by fire with a 302 sq. ft. addition of a sunroom to the pool house and a proposed 440 sq. ft. covered patio. There is also a proposed new walkway and a river rock sitting area, located at 188 Igoe Road, Block 157, Lot 1.01 in the LC- zone.

*Application to be carried to June 27, 2017 without further notice to property owners.*

**Z.B. 17-6617 Sharon & Craig Richardson** –Public Hearing for a Bulk Variance to keep a 14'x16' Pavilion that was built without permits by a former owner, located at 715 Montana Dr. Block 155.01, Lot 7 in the LC# grandfathered R-80 zone.

Sharon Richardson was sworn in and gave testimony. Ms. Richardson stated that she discovered that the Pavilion was not permitted, when she applied for a permit to replace her existing concrete patio. The Pavilion was installed prior to her owning the house.

The Board finds Ms. Richardson has satisfied the positive criteria. The Board specifically notes that the existing improvements result in an aesthetic upgrade to the property and also assist in creating a diversified housing stock in the community.

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

***A motion in the affirmative***

Offered: Chairman Shapiro

Ayes: 5 (Mr. Zwerin, Mr. Weilheimer,  
Chairman Shapiro, Ms. DiGrande,  
& Mr. Powers)

Second: Ms. DiGrande

Nays: 0  
Absent: 3 (Mr. Virdi, Mr. Solon, & Dr. Adler)

Abstain: 0

**RESOLUTIONS**

**Z.B. 16-6597 Gary & Debra Riker** – Memorialization of Resolution granting a Use Variance for Expansion of a non-conforming use, and a Minor Subdivision with Insufficient lot frontage, width and front yard setback, located at 157 Ticetown Road, Block 119, Lots 11, 11QFARM & 5 in the LC zone

Offered: Chairman Shapiro

Ayes: 5 (Mr. Zwerin, Mr. Weilheimer,  
Chairman Shapiro, Ms. DiGrande,  
& Mr. Powers)

Second: Mr. Zwerin

Nays: 0  
Absent: 3 (Mr. Solon, Mr. Virdi, and  
Dr. Adler,)

Abstain: 0

**Z.B. 17-6614 Michael & Terry Nocco** – Memorialization of Resolution granting a Bulk Variance to keep shed and concrete patio built too close to the property lines. They were existing when the property was purchased, located at 14 Homestead Circle, Block 371, Lots 38 in the R-30/20 zone.

Offered: Chairman Shapiro

Ayes: 5 (Mr. Zwerin, Mr. Weilheimer,  
Chairman Shapiro, Ms. DiGrande,  
& Mr. Powers)

Second: Mr. Zwerin

Nays: 0  
Absent: 3 (Mr. Solon, Mr. Viridi, and  
Dr. Adler,)

Abstain: 0

*A motion to adjourn was offered by Chairman Shapiro, seconded by Ms. DiGrande.*

Respectfully submitted  
Jennifer Bajar