

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

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Jennifer Bajar

### Attorney

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Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

Laura Neumann, P.E., P.P.

### Planner

CME Associates

Laura Neumann, P.E., P.P.

### Traffic Engineer

Remington & Vernick

Michael Angelastro, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – JANUARY 23, 2018

7:30 P.M. TOWN HALL

SUNSHINE ACT  
MINUTES  
PUBLIC SESSION  
YEAR END REPORT  
RE-ORGANIZATION

- Z.B. 17-6608**      **Sunset Park, LLC.** – Continued Public Hearing for a Use Variance to permit an assisted living facility with 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.
- Z.B. 17-6616**      **Goddard Estates, LLC** - Public Hearing for a Density Use variance to create a five lot sub-division, located at 42 Vanderburg Road, Block 359.01, Lot 26 in the R-20AH-1 zone
- Z.B. 17-6625**      **Samir and Reena Doshi** - Continued Public Hearing for a Bulk Variance to demolish existing home and build a new 4,503 sq. ft. single family dwelling with a 144 sq. ft. pool house, a 2,350 sq. ft. basketball court, and 7,918 sq. ft. driveway/walks, located at 25 Station Road, Block 171, Lot 76 in the LC-Land Conservation zone.
- Z.B. 17-6634**      **Robert P. Ross** - Public Hearing for a Bulk variance to keep previously built driveway installed closer than five (5') feet from the property line, located at 151 Crine Road, Block 171.02, Lot 32 in the R-80 zone
- Z.B. 17-6635**      **Dante & Dawn Hadley** - Public Hearing for a Bulk variance to construct an in-ground swimming pool, associated patios, fence and future parking pad within 100 feet of top-of-bank of stream or body of water, located at 41 Lloyd Road, Block 118, Lot 19 in the R-30/20 zone
- Z.B. 17-6620**      **AALKB 8M, LLC I** - Continued Public Hearing for a Bulk Variance to build a new two-story single family dwelling on undersized lot on unimproved streets, located at 4 Thomas Lane, Block 104, Lot 8 in the R-30/20 zone.
- Z.B. 17-6621**      **AALKB 8M, LLC II** - Continued Public Hearing for a Bulk Variance to build a new two-story single family dwelling on undersized lot, located at 8 Wicker Place, Block 108, Lot 20 in the R-30/20 zone.
- Z.B. 17-6631**      **GSR&SM Inc.** –Public Hearing for Site Plan approval, located at 293 Route 79 Block 169, Lot 20 in the LC zone.
- Z.B. 17-6639**      **Harry Rarig** - Public Hearing for bulk variance approval to add a covered porch to existing house on undersized lot located at 29 Reids Hill Road, Block 143.10, Lot 3 in the LC zone

## RESOLUTIONS

- Z.B. 16-6607**      **John & Lauren Lacognata** – Memorialization of Resolution granting a Bulk Variance to maintain a 6” side yard setback and installation of a 3’ aluminum barrier fence along the length of driveway, located at 253 Nottingham Road, Block 139, Lot 53 in the R-30/20 zone.
- Z.B. 17-6619**      **John & Danielle Molte, Jr.** - Memorialization of Resolution granting a Bulk Variance to add a covered porch in the front of the house and a two story garage connected to the house by a covered walkway, located at 12 Laurel Lane, Block 268.07, Lot 19 in the R-80 zone.
- Z.B. 17-6630**      **Mahmoud Hussein & Nour Alhayek**- Memorialization of Resolution granting a Bulk Variance to construct a 54” chain-link fence and a 4’ high aluminum fence with 5’ gate in front yard where only 3 feet is permitted, on an undersized lot with insufficient lot area, frontage, width, depth & exceeding permitted lot coverage, located at 321 Route 79, Block 169, Lot 11 in the LC zone.
- Z.B. 17-6632**      **Ravi Gadhi** - Memorialization of Resolution granting a Bulk Variance to construct a 12’11” x 20’5” sunroom addition to home with insufficient rear yard setback, located at 410 Perry Street, Block 119.01, Lot 67 in the RSCS zone.
- Z.B. 17-6633**      **Yan Chertok** - Memorialization of Resolution granting a Bulk Variance to construct a 16’ x 40’ in-ground swimming pool with 938 sq. ft. patio within 100 feet of the top-of-the bank of a stream, located at 716 Montana Drive, Block 155, Lot 20.16 in the (LC) – GCRC zone.