

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

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Alt#1 Martin Powers

Alt# 2 Frank Yozzo

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Lesniak  
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  
Justin DiBiase, P.E.

### Administrative Officer

**Zoning Officer**  
Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – APRIL 10, 2018

7:30 P.M. TOWN HALL

SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

### **Z.B. 17-6636**

**Ronald & Patricia Lukach** - Public Hearing for Use variance approval to conduct a Landscaping Business that is not a permitted use in the CS zone and this is additional to the mixed residential and business irrigation uses, located at 394 Route 79, Block 153, Lot 31 in the CS zone

### **Z.B. 18-6643**

**Matthew & Leslie Fischer** - Public Hearing for Bulk variance approval to keep two existing sheds and a hot tub that were built in violation of side and rear setback requirements, with insufficient distance between structures, and previously built driveway installed closer than five feet from side property line. Exceeds permitted Total lot coverage, located at 18 Cambridge Court, Block 139, Lot 16 in the R-30/20 zone

### **Z.B. 18-6644**

**Jeffrey Guagliardo** - Public Hearing for Bulk variance approval to build a 32' x 32' addition to existing home and keep an 8' x 12' shed that was built too close to property line and proposed addition, on an undersized lot, located at 43 Halifax Drive, Block 264, Lot 35 in the R-20 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. 17-6637**

**Alex Papirnik** - Memorialization of Resolution granting a Bulk Variance to construct a new single family residential house with a circular driveway which exceeds permitted lot coverage for the principal structure (house) and total lot coverage (including driveway).located at 10 Silver Leaf Dr., Block 413, Lot 38.05 in the R-20 zone.

### **Z.B. 17-6638**

**Tiago R. Hartman** - Memorialization of Resolution granting a Bulk Variance to construct a partial 2<sup>nd</sup> story addition to existing 1 ½ story home to make it a single family, two story home located at 553 Union Hill Road, Block 299, Lot 163 in the R-80 zone.

### **Z.B. 18-6641**

**Jamie & Keith Tiniakos** - Memorialization of Resolution granting a Bulk Variance to construct an 18' x 36' in-ground pool with 972 sq. ft. of concrete patio, with proposed lot coverage of 25.9%, water line of pool is eighteen feet away from existing shed where twenty feet is required, located at 1 Hillside Terrace, Block 171, Lot 67 in the LC zone.