

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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Jennifer Bajar

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Weiner Law Group, LLP.

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

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

### Planner

CME Associates

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

### Traffic Engineer

Remington & Vernick

Robert Nash, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – APRIL 9, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT

MINUTES  
PUBLIC SESSION

### Z.B. 18-6671

**Robert & Dana Stein** - Public Hearing for Bulk Variance to place a fence in second front yard with the fence coming off of the front corner of the house and being setback ten (10') feet from the property line, located at 2 Plowshare Court, Block 374, Lot 33, in the R-30/20 zone.

### Z.B. 19-6676

**Cornell Developers, LLC.** - Public Hearing for Bulk Variance to demolish existing one story frame dwelling and metal shed and build a new two story, single family dwelling with a side entrance three car garage, located at 53 Harbor Road, Block 170, Lot 18, in the LC zone

### Z.B. 19-6677

**Francisco Lopes** - Public Hearing for Bulk Variance to construct an 828 sq. ft. pool with 1331 sq. ft. pool coping/patio, a 507 sq. ft. covered patio and a 916 sq. ft. free-standing garage with 240 sq. ft. of it being a bathroom/cabana area for the pool located at 54 Brown Road, Block 170, Lot 47 in the LC zone

### Z.B. 16-6583

**Marlboro Muslim Cemetery, Inc.** – Continued Public Hearing for Use Variance and Amended Site Plan approval requesting to construct a 20' x 30' equipment shed and to utilize a separate section for smaller graves for babies where sixty-five already exist and where another one hundred and thirty-five plots are proposed, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone

### Z.B. 18-6665

**David Jones** - Public Hearing requesting Certification of Pre-existing non-conforming use for Davy Jones Paving, an auto repair garage, and a residential rental on same lot, and Appeal of Zoning Officer's Decision, located at 184 Texas Road, Block 108, Lot 3 in the LC zone

### Z.B. 16-6584

**Tuhap Holdings, LLC.** - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as office and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

## RESOLUTIONS

### Z.B. 18-6655

**John Mullan** – Memorialization of Resolution granting a to further subdivide two of the three lots, thereby creating a fourth lot, all of which will be undersized for the LC zone they are located in –A Density Variance is now required, located at 67 & 68 Roosevelt Avenue, Block 138, Lot(s) 14.01 & 14.02 in the LC zone

### Z.B. 19-6678

**Alice & Samuel Rein** - Memorialization of Resolution granting to keep amenities (patio and walks) built during the construction of an in-ground pool which require a variance for exceeding principal building, and total lot coverage, located at 145 Micki Drive, Block 306, Lot 2, in the R-20 zone.

### Z.B. 19-6674

**Paul Triolo** - Memorialization of Resolution granting to construct a 2,767 sq. ft., two story residential home on an undersized, flag lot., located at Greenwood Road (Morganville), Block 111, Lot 31, in the R-60 zone.