

# 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

### Secretary

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### Members

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Stacey DiGrande

Martin Powers

Alt#1

Alt# 2 Frank Yozzo

### Zoning Board Clerk

Susan A. Branagan

### Attorney

Weiner Law Group, LLP.

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

Robert Nash, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY NOVEMBER 12, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT

APPROVE/AMEND MINUTES: Meeting of May 28, 2019  
Meeting of October 15, 2019  
Meeting of October 22, 2019

PUBLIC SESSION

### 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.

## RESOLUTIONS

### Z.B. 18-6656

**Peter & Patty Bellone** -- Memorialization of a Resolution granting approval of bulk variances to build a 19' x 21' wood deck and to construct a 30' x 50' pole barn on an undersized lot with insufficient lot area, width, frontage, front yard setback, side yard setback for both principal and accessory structures and exceeds permitted lot coverage and total lot coverage for an accessory structure at 157 Tennent Road, Block 170, Lot 4, in the LC Land Conservation Zone.

### ZB 19-6685

**Lane & Caroline Rosen** -- Memorialization of a Resolution granting approval of bulk variances to construct a 20' x 25' garage addition a 7' x 20' Porch Enclosure, an 8' x 12' Portico and 119 sq. ft. of paver walks which exceed permitted lot coverage for an accessory structure and exceeds total lot coverage at 11 Fairview Road, Block 225, Lot 67, in the R-30/20 Zone.

### ZB 19-6689

**Vincenzo Nigro** -- Memorialization of a Resolution granting approval of bulk variances to construct a two (2) story addition to existing house and a 629 sq. ft. covered patio with outdoor kitchen and fireplace which exceeds permitted lot coverage for total building coverage at 53 Georgian Bay Drive, Block 257, Lot 2, in the R-20 Residential Zone.

### ZB 19-6693

**Oren Borenstein** -- Memorialization of a Resolution granting approval of bulk variances to install a 200 sq. ft. shed which exceeds permitted shed size for the zone at 17 Andrews Drive, Block 413.05, Lot 17, in the R-20 Zone.

### ZB 19-6695

**Ivan Skala** -- Memorialization of a Resolution granting approval of bulk variances to construct a 1-story garage addition with a proposed relocated paved drive, enclose an existing porch area and construct a new covered entry and paver block walkway which exceeds permitted lot coverage for principal structure, total building and total lot coverage, located a 7 Stockton Drive, Block 226, Lot 4, in the R-30/20 Zone.