

MARLBORO TOWNSHIP ZONING BOARD
February 11, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO, NEW JERSEY AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL 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: DiGRANDE, LEVIN, POWERS, WEILHEIMER, and ZWERIN

ABSENT: SOLON, VIRDI, YOZZO AND CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & RONALD D.CUCCHIARO, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Vice Chairman Weilheimer moved that the minutes of November 26, 2019 be adopted. This was seconded by Boardmember DiGrande, and passed on a roll call vote of 4 - 0 in favor.

Vice Chairman Weilheimer moved that the minutes of December 10, 2019 be adopted. This was seconded by Boardmember Powers, and passed on a roll call vote of 4 - 0 in favor.

Vice Chairman Weilheimer moved that the minutes of January 14, 2020 be adopted. This was seconded by Boardmember Zwerin, and passed on a roll call vote of 5 - 0 in favor.

ZB: 19-6696 Rahab Khalil - Public Hearing for Bulk Variance approval to construct a one story single family dwelling with an in-ground pool, associated paver patio and walks, porch and pool house and a paved circular driveway, located at Orchard Hill Road, Block 157 Lot 27, in the LC Zone.

The Board took jurisdiction and entered evidence A-1 through A-23.

The Applicant proposes to construct a one-story single-family dwelling with an associated walk, front and rear porches, an in-ground swimming pool with a paver patio, a pool house, and a paved driveway along the Orchard Hills Road site frontage.

Salvatore Alfieri, Esq., stated that the Applicant was seeking bulk variance relief in order to construct a one-story single-family dwelling on the subject Property.

The Applicant testified that her family currently resides in the Township and was seeking to construct a one-story single-family dwelling on the subject Property which would be more functional for her disabled son. She stated that five bedrooms were proposed which included a caretaker bedroom.

The Applicant's Engineer and Planner, Michael Geller, PE, PP, testified that the Applicant was proposing a one-story single-family home along with an in-ground swimming pool and pool house on the subject Property. He said that the variance relief was required for an existing condition. Mr. Geller said that the variance relief was required to make the new home as handicapped accessible as possible.

Public Hearing opened.

There was no one else who wished to speak.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Vice Chairman Weilheimer, seconded by Boardmember DiGrande. In favor: DiGrande, Levin, Powers, Weilheimer and Zwerin. Absent: Solon, Virdi, Yozzo, and Chairman Shapiro.

ZB: 19-6692 Daniel Matarese - Public Hearing seeking prior Use Variance approval granted by the Zoning Board of Adjustment, located at 485 Texas Road, Block 172 Lot 25, in the LC Zone.

Boardmember Levin recused himself and left the meeting.

The Board took jurisdiction and entered evidence A-1 through A-23.

Salvatore Alfieri, Esq., representing the Applicant stated that an Use Variance approval was granted per Resolution (ZB03-6120) dated November 12, 2003 to permit mixed use of the property as a residence and commercial use; specifically, storage/repair of vehicles, including overnight outdoor storage of commercial vehicles.

The Applicant testified that the site plan submitted in 2003 did not depict any physical modifications to the property, and no modifications of any kind are now being sought, thereby permitting the Board to consider the originally submitted site plan.

Public Hearing opened.

There was no one else who wished to speak.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Vice Chairman Weilheimer, seconded by Boardmember DiGrande. In favor: DiGrande, Powers, Weilheimer, and Zwerin. Absent: Levin, Solon, Virdi, Yozzo, and Chairman Shapiro.

Z.B. 19-6692 - Daniel Matarese Memorialization of a Resolution granting approval for use variance.

A motion in the affirmative was offered by Vice Chairman Weilheimer, seconded by Boardmember DiGrande. In favor: DiGrande, Powers, Weilheimer and Zwerin.

A motion to adjourn at 8:05 p.m. was offered by Vice Chairman Weilheimer, seconded by Boardmember DiGrande. One vote was cast.

Respectfully submitted

Susan A. Branagan

