

MARLBORO TOWNSHIP ZONING BOARD
SEPTEMBER 29, 2015

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

CHAIRMAN 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 ... MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER
CHAIRMAN SHAPIRO, MS. DI GRANDE, MR. VIRDI, MR. NAPPI**

JOINED MEETING WHEIL IN SESSION... DR. ADLER {8:42PM}

ABSENT ... MR. SOLON

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO ESQ. AND
MS. PARIS (Admin. Officer)**

SALUTE THE FLAG

Z.B. 15-6549 DANIEL PRZYGODA - Public Hearing to remove existing one story house and in-ground pool, and to build a new two story home. Bulk Variance for insufficient lot area, frontage, width, front and side yard setback for principal structure and exceeds permitted lot coverage for principal, total building coverage and total impervious coverage, , located at 3 Bauers Lane, Block 299 Lot 127, in the R-80 zone.

Todd A. Cohen, Esq. was sworn in and introduced the application to the board. Mr. Cohen stated that the Applicant was seeking to remove all existing improvements and construct a new dwelling on the subject site.

Daniel Przygoda was sworn in and gave testimony. Mr. Przygoda stated that he proposes to remove all existing site improvements, including on site well and septic disposal systems, and construct a two-story dwelling with access via a proposed paved drive along Bauers Lane. The proposed dwelling is to be serviced by new onsite well and septic disposal Systems. The Applicant agreed to maximize the minimum side yard to the south to a 10 foot minimum. The Applicant further agreed to maximize the front yard setback to at least 80 feet. He also stated that there would be a minimum of a 10 foot setback to the north

Michael Geller, P.E., P.P. was sworn in and gave testimony. Mr. Geller stated that the subject site contains approximately 20,512 square feet and is an existing undersized lot. He stated that the existing dwelling and pool on the site are both in dilapidated states. Mr. Geller further stated that the Applicant has also satisfied the C variance criteria and that the proposed development would place a dilapidated structure with a new attractive building which would enhance and promote a desirable visual environment in the area. In response to questions from the Board, he stated that an LOI would be obtained prior to construction and further that encroachment on the property would be removed.

PUBLIC SESSION -

Barbara Loftus of 425 Tennent Road – was sworn in and gave testimony. Ms. Loftus confirmed that the proposed dwelling would be set back 80 feet from the front yard. .

In workshop

Offered: Chairman Shapiro

Second: Mr. Levin

Mr. Verdi is in favor of this application. Mr. Levin would like to see a smaller dwelling, but is in favor of the application. Mr. Zwerin has no issues with the application. Mr. Weilheimer is in favor of the application. Mr. Nappi has no issues with the application. Ms. DiGrande she's in favor of the applicant. Chairman Shapiro said he in favor of the application.

Out of Workshop

Offered: Chairman Shapiro

Second: Ms. DiGrande

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes:	6 Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Mr. Verdi, Mr. Nappi
Second:	Mr. Levin	Absent:	2 Dr. Adler, Mr. Solon
		Nays:	0
		Abstained:	

Z.B. 15-6536 ANTISELL - Continued Public Hearing for Use Variance and approval of a major 5 lot subdivision with bulk variances that is located on Reids Hill Road, Block 154 Lot 17 & 18 in a split zone (C-3 and LC)

Mr. Levin and Mr. Verdi stepped down from this application

Chester DiLorenzo P.P., P.E., was sworn in and gave a brief synopsis of the application to the board.

Mr. DiLorenzo requested to bifurcate the application. Mr. DiLorenzo would like the board to vote on the use tonight and come back to the board with a revise site plan for the subdivision. After a brief discussion with the Mr. Cucchiaro, the applicant decided to have the application carried.

This application is being carried to the meeting of October 27, 2015, without further notice

Z.B. 14-6525 MARLBORO MUSLIM CEMETERY – Continued Public Hearing for a minor sub-division which represents an expansion of a non-conforming use, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone

Salvatore Alfieri Esq. was sworn in and introduced the application to the board.

Siham Mady was sworn in and gave testimony. Ms. Mady is the owner of Mecca Halal Whole Sale (slaughter house business). Mr. Alfieri asked Ms. Mady if the livestock is stored on the

property presently, Ms. Mady said yes. Ms. Mady stated that the live stock will not be slaughtered at 340 Spring Valley Road. The live stock is transported to a location in Newark, NJ. for slaughter. Ms. Mady stated that the live stock is transported twice per week. Mr. Alfieri asked the length of time the live stock is stored on the property, Ms. Mady stated only days. Ms. Mady stated that a employee would be on site twice per day for about three hours each time to care for the livestock. Ms. Mady also stated that feed company comes in to feed the livestock, food will not be stored on the property. Ms. Mady stated that the livestock will remain within the fenced in area only. Mr. Alfieri asked if the applicant is proposing to erect any buildings for the livestock. Ms. Mady stated that she would not.

Chairman Shapiro asked what lot are they referencing? Mr. Alfieri stated lot 48.02 is the location allocated for the livestock. The board has concerns with the storage location for the livestock as well as requesting a more detailed plan for this application. Mr. Cucchiaro suggested that the applicant work in conjunction with the Boards professionals to prepare for the next hearing. The applicant needs to come back with a more detailed plan for the Board to review.

This application is being carried to the meeting of November 24, 2015, without further notice

MEMORIALIZATIONS

Z.B. 15-6550 SOLOMON SCHECTER DAY SCHOOL – Memorialization of Resolution granting Use Variance and Bulk Variance to construct a 6’ high security/perimeter fence in the front yard, located at 22 School Road East, Block 355 Lot 5, in the C-2 zone

Offered:	Chairman Shapiro	Ayes:	6 Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler
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Second:	Mr. Levin	Absent:	2 Mr. Verdi, Mr. Nappi
		Nays:	0
		Abstained:	

