

MARLBORO TOWNSHIP ZONING BOARD
JANUARY 13, 2015

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.

MR. CUCCHIARO 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.

MR. CUCCHIARO ADMINISTERED THE OATH OF OFFICE TO REAPPOINT DR. MICHAEL ADLER TO THE ZONING BOARD OF ADJUSTMENT

ROLL CALL

**PRESENT ... MR. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER,
MR. SHAPIRO, MS. DI GRANDE, and DR. ADLER**

ABSENT... NONE

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO,
MR. KATARYNIAK**

SALUTE THE FLAG

Mr. Cucchario, Esq. acting as Chairman called the meeting to order.

A motion to appoint Mr. Shapiro as Board Chairman:

Offered:	Weilheimer	Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler).
		Nays: 0
Second:	Adler	Absent: 0

A motion to appoint Mr. Weilheimer as Board Vice Chairman:

Offered: Adler Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Zwerin Absent: 0

A motion to appoint Mr. Zwerin as Board Secretary:

Offered: Solon Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Levin Absent: 0

A motion to appoint Ronald Cucchiaro from Weiner, Lesniak Associates as Board Attorney:

Offered: Solon Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Levin Absent: 0

A motion to appoint Laura Neumann from CME Associates as the Board Engineer:

Offered: Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: DiGrande Absent: 0

A motion to appoint Mark Kataryniak as the Board Traffic Engineer:

Offered: Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Adler Absent: 0

A motion to appoint Laura Neumann from CME Associates as the Board Planner:

Offered: Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Adler Absent: 0

A motion to appoint Sarah Paris as Administrative Officer for the Board:

Offered: Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande, Dr. Adler).
Nays: 0
Second: Zwerin Absent: 0

A motion to use the Asbury Park Press and Star Ledger as the newspaper for advertising:

Offered: Chairman Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr.
Weilheimer, Chairman Shapiro, Ms. DiGrande,
Dr. Adler).
Nays: 0
Second: DiGrande Absent: 0

A motion to adopt the meeting:

Offered: Chairman Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr.
Weilheimer, Chairman Shapiro, Ms. DiGrande,
Dr. Adler).
Nays: 0
Second: Weilheimer Absent: 0

A motion to adopt the meeting time to 7:30 P.M.:

Offered: Chairman Shapiro Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr.
Weilheimer, Chairman Shapiro, Ms. DiGrande,
Dr. Adler).
Nays: 0
Second: Zwerin Absent: 0

REGULAR MEETING

Z.B. 13-6486 TMC MARLBORO, LLC – Continued Public Hearing for Use Variance

This application is being dismissed without prejudice.

Z.B. 14-6507 631 ASSOCIATES – Continued Public Hearing for Use Variance

This application is being dismissed without prejudice.

Z.B. 14-6514 MICHAEL & VENCENTA RAYA – Continued Public Hearing for Bulk Variance

This application is being carried to the meeting of February 10, 2015, without further notice

Z.B. 14-6520 NEW YORK SMSA LP d/b/a VERIZON WIRELESS – Continued Public Hearing for Use Variance

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

Z.B. 14-6522 JUNE MAGDA - Public Hearing for Bulk Variance

This application is being carried to the meeting of February 10, 2015, without further notice

Z.B. 14-6523 SCHOOL ROAD PROPERTIES, LLC. – Public Hearing for Use Variance

This application is being carried to the meeting of February 10, 2015, without further notice

Z.B. 14-6524 PETER & ARLENE BUFANO – Public Hearing for Bulk Variance

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

Z.B. 14-6525 MARLBORO MUSLIM CEMETERY – Public Hearing for Use Variance

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

Z.B. 14-6526 AVA’S BRICK OVEN AGPC CATERING – Public Hearing for Use Variance

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

Z.B. 14-6527 ANDREW AUGUST – Public Hearing for Bulk Variance

This application is being carried to the meeting of March 10, 2015, without further notice

Z.B. 14-6528 ERIC PARETS - Public Hearing for Bulk Variance

This application is being carried to the meeting of March 10, 2015 without further notice

MEMORIALIZATIONS

Z.B. 14-6521 CHAMPAGNE ENTERPRISES, LLC – Memorialization of Resolution granting an Expansion of a Non-Conforming Use Variance approval to allow second floor patient lounge, staff work area and staff room at 480 Route 79, Block 126 Lot 33, in the R-30/20 zone

Offered:	Shapiro	Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande).
		Nays: 0
Second:	Solon	Absent: Dr. Adler

PUBLIC SESSION

Martin Powers – 34 Halifax Drive

Mr. Powers asked the Chairman to request to Council and Mayor to appoint a Marlboro Township resident to the Monmouth County Solid Waste Advisory Council at the earliest possible time.

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Weilheimer.

Respectfully submitted

Jennifer Bajar