

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT.1809; (732) 536-7784

web: www.marlboro-nj.gov e-mail: zoning@marlboro-nj.gov

### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

### Secretary

Alan Zwerin

### Members

Ira Levin  
Dr. Michael Adler  
Alon Solon  
Stacey DiGrande

Alt#1 Kamalpreet Viridi

Alt# 2 Joseph Nappi

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Lesniak  
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  
Michael Angelastro, P.E.

### Administrative Officer

Zoning Officer  
Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – APRIL 26, 2016

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

### Z.B. 15-6536

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

### Z.B. 16-6568

NEW YORK SMSA LTD. PARTNERSHIP d/b/a VERIZON WIRELESS

(9 Timber Ln.) - Public Hearing for a Use Variance to install one antenna 24.2” high and 15.1” in diameter on existing rooftop, and install two equipment cabinets and associated electrical equipment inside of a proposed 10’ x 12’ ground space, proposed to be fenced with an 8’ high with privacy slats, located at 9 Timber Ln., Block 361, Lot 3 in the LI zone

### Z.B. 16-6574

HEMESH DOGIPARTHI - Public Hearing to demolish the existing dwelling and remove all site improvements and construct a new single family dwelling with associated walks, a circular driveway and a rear deck, located at 11 Baurers Ln., Block 299 Lots 130 in the R-80 zone

### Z.B. 16-6572

VAZGEN SEVUMYANTS - Continued Hearing for a Bulk Variance to Construct a 576 sq. ft., Garage addition and to keep a 20’x30’ concrete patio placed in wetland buffer and conservation easement, located at 345 Deerfield Road, Block 180, Lots 83.21 in the R30/40 zone

## RESOLUTIONS

### Z.B. 16-6569

SFC ENTERPRISES, INC. - Memorialization of Resolution granting a Use Variance to Construct a one-story Medical Building 11,261 sq. ft. and a two-story 24,000 sq. ft. Medical Building with associated parking, on a lot that has an existing two-story building that houses a spa business., located at 479 Route 520., Block 213, Lot 8.01 in the OPT II zone

### Z.B. 16-6571

VINCENT & JESSICA ZIZZA - Memorialization of Resolution granting a Bulk Variance to Construct a shed within 100’ of top of bank of stream, located at 14 Longfellow Terrace, Block 275, Lots 45 in the R-20 zone

### Z.B. 15-6565

JAVED RIAZ – Memorialization of Resolution granting a Bulk Variance to construct a 1622 sq. ft. sunroom addition to the rear of existing house and a 1,475 sq. ft. deck. Exceeds permitted lot coverage for principal and total building coverage, and accessory building coverage, located at 304 Bayview Dr., Block 153.01 Lot 5 in the LC Grandfathered to R-80 zone

### Z.B. 16-6573

KAMALPREET & IOLEEN VIRDI – Memorialization of Resolution granting a Bulk Variance to construct an in-ground pool and hot tub, two covered pavilions, a gazebo, paver patios and walks, staircase and landing, and fencing in both front yards of a corner lot., located at 201 Walnut, Block 153.01, Lot 2 in the R-80/LC zone