

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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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 – JUNE 14, 2016

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

### Z.B. 16-6580

**Min Cheung** – Public Hearing for a Bulk Variance to construct a 20' x 65' (1300 sq. ft.) addition of a family/recreation room, Exceeds Permitted Lot Coverage for Principal and Total Building Coverage, located 25 Stevenson Drive, Block 214.01 Lot 20 in the SCPR zone

### Z.B. 16-6581

**Beata D. Meszaros** - Public Hearing for a Bulk Variance to convert garage to living space, All single family dwellings are required to provide a private garage on the lot large enough to accommodate one full-size American passenger vehicle, located at 3 Marc Drive, Block 299, Lots 4 in the FRD zone

### Z.B. 16-6582

**70 Greenwood Road, LLC.** - Public Hearing to amend a Use Variance and Site Plan approval sought to permit additional buildings at a previously approved Self Storage. Expansion of a nonconforming use, self-storage is not permitted in the C-2 zone, with Insufficient number of parking spaces provided, located at 70 Greenwood Road, Block 122, Lots 39 in the C-2 zone

## RESOLUTIONS

### Z.B. 16-6575

**ESK BUILDERS, INC.** - Memorialization of Resolution granting a Bulk Variance to construct a single family residential dwelling, in-ground pool with five feet of surrounding decking attached to a 20' x 20' patio, and a 12' x 12' shed on an undersized lot, located on Beacon Hill Road, Block 153 Lot 78.01 in the LC zone

### Z.B. 16-6572

**VAZGEN SEVUMYANTS** - Memorialization of Resolution granting 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

### Z.B. 16-6577

**MICHAEL & JESSICA MARSHALL** - Memorialization of Resolution granting a Bulk Variance to Construct a to construct a 5' x 17' covered porch with 4' x 6' steps, with Insufficient lot frontage and Insufficient front yard setback for principal structure, located at 197 Route 520, Block 184, Lots 5 in the R20 zone