

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1799 TOWNSHIP DRIVE

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ZONING BOARD OF ADJUSTMENT

TUESDAY – JULY 12, 2016

7:30 P.M. TOWN HALL

SALUTE THE FLAG
SUNSHINE ACT
MINUTES
PUBLIC SESSION

Z.B. 16-6587 Robin Smulofsky – Public Hearing for a Bulk Variance to keep shed and sports court that were built in the second front yard on a lot of less than 60,000 sq. ft. located at 28 Nashua Drive, Block 403, Lot 30 in the PAC zone.

Z.B. 16-6585 Amboy Avenue Partners, LLC. - Public Hearing for a Bulk Variance to construct an outdoor sports field with an inflatable dome and a 20' x 30' storage shed, and a Use Variance for an expansion of a non-conforming use, located at 185 Amboy Road, Block 178, Lot 291 in the IOR zone

Z.B. 16-6586 Marlboro Muslim Cemetery, Inc. – Public Hearing for a Bulk Variance to pave existing gravel circulation driveway and adding 2,612 additional plots and a Use Variance for an expansion of a non-conforming use, located at 340 Spring Valley Road, Block 146, Lots 48 in the LC zone.

RESOLUTIONS

Z.B. 16-6582 70 Greenwood Road, LLC. - Memorialization of Resolution granting 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, Lot 39 in the C-2 zone

Z.B. 16-6581 Beata D. Meszaros - Memorialization of Resolution granting 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, Lot 4 in the FRD zone

Z.B. 16-6586 Frienship Circle – Memorialization of Resolution granting of a Preliminary and Final Site Plan to create a center for special needs individuals to provide recreational and social opportunities and learn life skills in a zone that only permits residential uses, located on Texas Road, Block 172, Lots 27 & 29 in the LC zone.

Z.B. 16-6579 Eileen Nappi – Memorialization of Resolution granting a Bulk Variance to keep a 4' chain-link fence and two sheds which are within 100 feet of top-of-bank of stream, with insufficient lot area, frontage, width, depth, and side yard setback for principal structure, and where no structure shall be built within 100 feet of the top of bank of stream, located at 20 Lisa Lane, Block 171, Lot 95 in the LC zone.