

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

### Secretary

Alan Zwerin

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Alon Solon

Stacey DiGrande

Alt#1 Martin Powers

Alt# 2

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Law Group

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

Laura Neumann, P.E., P.P.

### Planner

CME Associates

Laura Neumann, P.E., P.P.

### Traffic Engineer

Remington & Vernick

Michael Angelastro, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – JUNE 13, 2017

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION  
RE-ORGANIZATION

### Z.B. 17-6608

Sunset Park, LLC. – Continued Public Hearing for a Use Variance to permit an assisted living facility with an associated bulk variances to construct a three story, 114,000 sq. ft. building with a total of 121 living units, located on Texas Road, Block 103, Lots 10 in the R-60 zone.

### Z.B. 16-6585

Amboy Avenue Partners, LLC. - Continued 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. 17-6615

Weisurk, LLC. –Public Hearing for a Use Variance to change from Dental Office to a Veterinary Hospital, located at 90 Route 520, Block 176, Lots 103 in the R-20 zone.

### Z.B. 16-6603

Said Samra –Public Hearing for a Use Variance with associated Bulk Variance to reconstruct a 2,425 sq. ft. pool house destroyed by fire with a 302 sq. ft. addition of a sunroom to the pool house and a proposed 440 sq. ft. covered patio. There is also a proposed new walkway and a river rock sitting area, located at 188 Igoe Road, Block 157, Lot 1.01 in the LC- zone.

### Z.B. 17-6617

Sharon & Craig Richardson –Public Hearing for a Bulk Variance to keep a 14'x16' Pavilion that was built without permits by a former owner, located at 715 Montana Dr. Block 155.01, Lot 7 in the LC# grandfathered R-80 zone.

## RESOLUTIONS

### Z.B. 16-6597

Gary & Debra Riker – Memorialization of Resolution granting a Use Variance for Expansion of a non-conforming use, and a Minor Subdivision with Insufficient lot frontage, width and front yard setback, located at 157 Ticetown Road, Block 119, Lots 11, 11QFARM & 5 in the LC zone

### Z.B. 17-6614

Michael & Terry Nocco – Memorialization of Resolution granting a Bulk Variance to keep shed and concrete patio built too close to the property lines. They were existing when the property was purchased, located at 14 Homestead Circle, Block 371, Lots 38 in the R-30/20 zone.