

MARLBORO TOWNSHIP ZONING BOARD

July 25, 2017

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.

CHAIRMAN SHAPIRO 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.

ROLL CALL

PRESENT ... {7} MR. SOLON, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, and MR. POWERS

ABSENT... {2} MR. VIRDI, and DR. ADLER

ARRIVED... {7:42PM} MR. SOLON

PROFESSIONALS PRESENT... MS. NEUMANN, P.E., and MR. TOMBALAKIAN, ESQ.

SALUTE THE FLAG

PUBLIC SESSION – *No one from the public signed up to speak.*

Z.B. 17-6618 Mara Kraushaar – Public Hearing for a Bulk Variance to construct a 12' x 16' shed in second front yard with insufficient front yard setback for an accessory structure, a new one story addition and some new paved areas, located at 2 Topaz Ct., Block 420.02, Lot 7 in the R-80 zone.

Application to be carried to June 27, 2017 without further notice to property owners.
(Applicant's professionals were not available to attend hearing)

Z.B. 17-6622 Debra Curran - Public Hearing for a Bulk Variance to keep portions of shed, pool, pool patio and driveway that were built within a drainage easement by a former owner, located at 160 Conover Road, Block 153, Lots 38 & 47 in the LC zone.

The subject lot is currently improved with a two-story dwelling with associated walks, rear deck/patio and a fence enclosed in-ground swimming pool with associated patio, an accessory shed, and a paved drive along Alison Court. The property is encumbered by a 25 foot wide utility (stormsewer/drainage) easement along the southeasterly property line as well as a 20 foot wide utility (stormsewer/drainage) easement along the southwesterly property line and a variable width utility (stormsewer/drainage) easement adjoins the site to the east. The site also currently includes a children's play shed and a trampoline.

Debra Curran the Applicant was sworn in and gave testimony. Ms. Curran testified that she was seeking variance relief to retain certain existing improvements that were installed within the utility easements, and the absence of such variances was impeding her ability to obtain the certificate of continuing occupancy required to sell her property. She testified that she purchased the property in 2001, and that all of the existing improvements within the utility easements were existing at that time and had been installed by the former owner. Other than the play shed and the trampoline, which the Applicant agreed to remove from the property, she testified that she installed the existing fence within the utility easement, having received a permit for that installation as well as the consent from the utility easement holder, subject to an understanding that the property owner would bear any costs to temporarily remove and replace the fence should future utility work require the same.

PUBLIC - *There were no members of the public expressing an interest in this application.*

The application was granted subject to the following: The existing children's play shed and trampoline being removed in their entirety, with the impacted portions of the yard reseeded for a lawn consistent with the remainder of the property. Ms. Curran recording the Resolution in the office of the County Clerk, as well as submitting a copy of the property survey obtained by her property's purchaser, if available.

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 5 (Mr. Zwerin, Mr. Weilheimer,
Chairman Shapiro, Ms. DiGrande,
& Mr. Powers)

Second: Mr. Zwerin

Nays: 0
Absent: 2 (Mr. Viridi, & Dr. Adler)

Abstain: 1 (Mr. Solon)

RESOLUTIONS

Z.B. 16-6603 Said Samra – Memorialization of Resolution granting 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.

Offered: Chairman Shapiro

Ayes: 5 (Mr. Solon , Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, & Mr. Powers)

Nays: 0

Second: Mr. Zwerin

Absent: 2 (Mr. Virdi, and Dr. Adler,)

Abstain: 0

Z.B. 17-6615 Weisurk, LLC. – Memorialization of Resolution granting 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.

Offered: Chairman Shapiro

Ayes: 5 (Mr. Solon , Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, & Mr. Powers)

Nays: 0

Second: Mr. Zwerin

Absent: 1 (Dr. Adler,)

Abstain: 0

A motion to adjourn was offered by Chairman Shapiro, seconded by Ms. DiGrande.

Respectfully submitted
Jennifer Bajar