

**MARLBORO TOWNSHIP ZONING BOARD**

**January 8, 2019**

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**Mr. Ronald Cucchiaro , Esq. of Weiner Law Group, LLC., acting as Chairman called the meeting to order.**

***A motion in the affirmative to appoint Mr. Shapiro as Board Chairman:***

Offered: Mr. Zwerin Ayes: 7 (Mr. Solon, Mr. Viridi, Mr. Zwerin, Mr. Weilheimer,  
Ms. DiGrande, Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Ms. DiGrande Absent: 0

***A motion in the affirmative to appoint Mr. Weilheimer as Board Vice Chairman:***

Offered: Chairman Shapiro Ayes: 7 (Mr. Solon, Mr. Viridi, Mr. Zwerin,  
Chairman Shapiro, Ms. DiGrande,  
Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Yozzo Absent: 0

***A motion in the affirmative to appoint Mr. Zwerin as Board Secretary:***

Offered: Mr. Solon Ayes: 7 (Mr. Solon, Mr. Viridi, Mr. Weilheimer,  
Chairman Shapiro, Ms. DiGrande,  
Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Yozzo Absent: 0

***A motion in the affirmative to appoint Ronald Cucchiaro, Esq. of Weiner, Law Group, LLP. as Board Attorney:***

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,

Ms. DiGrande, Mr. Powers, & Mr. Yozzo)

Second: Mr. Zwerin  
Nays: 0  
Absent: 0

***A motion in the affirmative to appoint Laura Neumann, P.E., of CME Associates as the Board Engineer:***

Offered: Chairman Shapiro  
Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Weilheimer  
Absent: 0

***A motion in the affirmative to appoint Laura Neumann, P.E., of CME Associates as the Board Planner:***

Offered: Chairman Shapiro  
Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Zwerin  
Absent: 0

***A motion in the affirmative to appoint Remington & Vernick as the Board Traffic Engineer:***

Offered: Chairman Shapiro  
Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Zwerin  
Absent: 0

***A motion in the affirmative to appoint Sarah Paris as Administrative Officer for the Board:***

Offered: Chairman Shapiro  
Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr. Yozzo)  
Nays: 0  
Second: Mr. Zwerin  
Absent: 0

***A motion in the affirmative to use the Asbury Park Press and Star Ledger as the newspaper for advertising:***

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr.Yozzo)  
Nays: 0  
Second: Mr. Zwerin Absent: 0

***A motion in the affirmative to adopt the meeting dates:***

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr.Yozzo)  
Nays: 0  
Second: Mr.Yozzo Absent: 0

***A motion in the affirmative to adopt the meeting times:***

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Powers, & Mr.Yozzo)  
Nays: 0  
Second: Mr. Weilheimer Absent: 0

**REGULAR MEETING**

**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY CHAIRMAN SHAPIRO. 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 ...**            {8} **MR. SOLON, MR. VIRDI, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, MR. POWERS, and MR. YOZZO**

**ABSENT...**            {0}

**PROFESSIONALS PRESENT...**    **MS. NEUMANN, P.P., MR. CUCCHIARO, ESQ., MR. DiBIASE, P.P., and MS. SARAH PARIS, ASMINISTRATIVE OFFICER**

**SALUTE THE FLAG**

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

*Chairman Shapiro read into record the following applications to be carried.*

**Z.B. 18-6665**    **David Jones** - Public Hearing requesting Certification of Pre-existing non-conforming use for Davy Jones Paving, an auto repair garage and a residential rental on same lot, and Appeal of Zoning Officer’s Decision, located at 184 Texas Road, Block 108, Lot 3 in the LC zone

*Application to be carried to March 12, 2019 without further notice to property owners.*

**Z.B. 18-6655**    **John Mullan** - Public Hearing to further subdivide two of the three lots, creating a fourth lot, all of which will be undersized for the LC zone they are located in – A Density Variance is now required, located at 67 & 68 Roosevelt Avenue, Block 138, Lot(s) 14.01 & 14.02 in the LC zone

*Application to be carried to February 26, 2019 without further notice to property owners.*

**Z.B. 18-6651**    **Marlboro North Main, LLC.** - Public Hearing for a Subdivision, Preliminary & Final Major Site Plan & Use and Bulk Variances to demolish two existing homes and construct a Convenience Store with a 16 fueling positions and a two story Medical building, located at 108 and 110 North Main Street (US Highway Route 79), Block 213, Lot(s) 3, 4, &10 in the C-2 zone.

*Application to be carried to February 26, 2019 without further notice to property owners.*

**Z.B. 16-6583 Marlboro Muslim Cemetery, Inc.** – Continued Public Hearing for Use Variance and Amended Site Plan approval requesting to construct a 20’ x 30’ equipment shed and to utilize a separate section for smaller graves for babies where sixty-five already exist and where another one hundred and thirty-five plots are proposed, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone

*Application to be carried to February 12, 2019 without further notice to property owners.*

**Z.B. 18-6652 Miller Landscaping, Co.**- Public Hearing for Use Variance to permit five (5) tenants to use the property for the same landscaping use and storage, accessory to principal use, located at 415 Texas Road, Block 147, Lot 12, in the LC zone.

*Application to be carried to March 12, 2019 without further notice to property owners.*

**Z.B. 16-6584 Tuhap Holdings, LLC.** - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as office and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

*Application to be carried to February 12, 2019 without further notice to property owners.*

**Z.B. 18-6670 Tennent Road Wash & Lube, LLC** - Public Hearing for a Use variance to allow a car wash and lube in the C-2 Neighborhood Commercial zone, located at 6 Tennent Road, Block 122, Lot(s) 33 in the C-2 zone.

*Application to be carried to January 22, 2019 without further notice to property owners.*

**Z.B. 18-6671 Robert & Dana Stein** - Public Hearing for Bulk Variance to place a fence in second front yard with the fence coming off of the front corner of the house and being setback ten (10’) feet from the property line, located at 2 Plowshare Court, Block 374, Lot 33, in the R-30/20 zone.

*Application to be carried to March 12, 2019 without further notice to property owners.*

**Z.B. 18-6646 GHM Properties, LLC** - Public Hearing for a Bifurcated Use variance for FAR and building height and not meeting the conditions of the conditional use, located at 55 Willow Lane, Block 269, Lot(s) 14 & 15 in the C-3 zone.

*Application to be carried to March 26, 2019 without further notice to property owners.*

*A motion in the affirmative to adopt the minutes of October 9, 2018*

Offered: Chairman Shapiro                      Ayes: 8 (Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, &  
Chairman Shapiro,

Nays: 0  
Second: Mr. Zwerin,                      Absent: 0

*A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Virdi.*

*Respectfully submitted*  
*Jennifer Bajar*