

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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CME Associates

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

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Remington & Vernick

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Zoning Officer

Sarah Paris

ZONING BOARD OF ADJUSTMENT

TUESDAY NOVEMBER 26, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG
SUNSHINE ACT

AMENDED

APPROVE/AMEND MINUTES: Meeting of May 14, 2019
Meeting of May 28, 2019
Meeting of October 15, 2019
Meeting of October 22, 2019

PUBLIC SESSION

- Z.B. 18-6665** David Jones – Continued 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.
- ZB: 19-6692** Sunset Park, LLC - Public Hearing for Preliminary and Final Site Plan with Bulk Variance approval to construct a two-story assisted living facility with a seventy-seven vehicle parking area, located at Texas Road, Block 103 Lot 10, in the R-60 Zone.
- ZB 18-6652** Miller Landscaping, Co.- Public Hearing for Use Variance and Site Plan Approval 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.

RESOLUTIONS

- Z.B. 18-6656** Peter & Patty Bellone – Memorialization of a Resolution granting approval of bulk variances to build a 19' x 21' wood deck and to construct a 30' x 50' pole barn on an undersized lot with insufficient lot area, width, frontage, front yard setback, side yard setback for both principal and accessory structures and exceeds permitted lot coverage and total lot coverage for an accessory structure at 157 Tennent Road, Block 170, Lot 4, in the LC Land Conservation Zone.
- ZB 19-6685** Lane & Caroline Rosen – Memorialization of a Resolution granting approval of bulk variances to construct a 20' x 25' garage addition a 7' x 20' Porch Enclosure, an 8' x 12' Portico and 119 sq. ft. of paver walks which exceed permitted lot coverage for an accessory structure and exceeds total lot coverage at 11 Fairview Road, Block 225, Lot 67, in the R-30/20 Zone.
- ZB 19-6689** Vincenzo Nigro – Memorialization of a Resolution granting approval of bulk variances to construct a two (2) story addition to existing house and a 629 sq. ft. covered patio with outdoor kitchen and fireplace which exceeds permitted lot coverage for total building coverage at 53 Georgian Bay Drive, Block 257, Lot 2, in the R-20 Residential Zone.
- ZB 19-6693** Oren Borenstein – Memorialization of a Resolution granting approval of bulk variances to install a 200 sq. ft. shed which exceeds permitted shed size for the zone at 17 Andrews Drive, Block 413.05, Lot 17, in the R-20 Zone.

ZB 19-6695

Ivan Skala – Memorialization of a Resolution granting approval of bulk variances to construct a 1-story garage addition with a proposed relocated paved drive, enclose an existing porch area and construct a new covered entry and paver block walkway which exceeds permitted lot coverage for principal structure, total building and total lot coverage, located at 7 Stockton Drive, Block 226, Lot 4, in the R-30/20 Zone.

ZB 19-6690

Anthony Campitiello – Memorialization of a Resolution granting approval to construct additions to existing home: proposing one story addition, new garage, covered stair area, covered front porch, additional driveway, rear walkway and in-ground pool with composite wood patio, which exceeds total permitted lot coverage at 8 Orchard Hills Road, Block 157, Lot 26 in the LC zone.