

MARLBORO TOWNSHIP ZONING BOARD
November 10, 2020

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL SHAPIRO OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, NOTICE OF THIS REGULARLY SCHEDULED MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MARLBORO WAS SENT TO THE ASBURY PARK PRESS, THE STAR LEDGER, NEWS TRANSCRIPT. PUBLISHED IN THE ASBURY PARK PRESS ON November 5, 2020; POSTED IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE OFFICE OF THE MUNICIPAL CLERK AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: MS. DIGRANDE, MR. POWERS, MR. WEILHEIMER, MR. ZWERIN MR. LEVIN, MR. VIRDI, MR YOZZO and CHAIRMAN SHAPIRO

ABSENT: MR. SOLON

PROFESSIONALS PRESENT: MR. JOHN HESS, P.E., & ANN MARIE RIZZUTO, ESQ.

PUBLIC SESSION - There was no one who wished to speak.

Chairman Shapiro moved that the minutes of October 13, 2020 be adopted. This was seconded by Board Member Weilheimer, and passed on a roll call vote of 6 - 0 in favor.

19-6694 Fredrick J Reck and Mary V. Reck-Continued Public Hearing seeking a Preliminary and final Site Plan, a Use Variance and a Bulk Variance to subdivide two lots located at 30 Hudson Street in the C-1 and LI zone into three lots.

Board member Levin has recused himself from the hearing.

The Board took jurisdiction and entered evidence A-1- A-36.

John Giunco, Esq. represented the Applicants. Christine Coffone, Planner testified that she and Patrick Ward, Engineer in reexamining the area and doing a walk thru of the area, believes this is well suited to the area and does not expect any further properties to be able to be subdivided. Mr. Giunco will comply with all the Engineer recommendations and 2 of the new homes will include fire suppression systems to be installed in two stages are recommended by the Fire Official.

A question of whether this lot was in the Historical Area was brought up. Until the Historical Area questions can be addressed, this will be carried to December 8, 2020 with no new noticing required.

Public Hearing opened.

E-mail read into the record- Lorraine Szafasz 26 Hudon Street, Marlboro, New Jersey 07746, opposed to the building of the requested homes.

Public Hearing closed.

ZB 20-6719- Erin Peterpaul. Public Hearing seeking a Bulk Variance to construct an approximately 475 s.f. 1 story building addition with covered porch, to include a new walkway and an approximate 201 s.f. 1 story building addition at the northeast corner of the property. The applicant also proposes to construct an above ground pool with 4 foot patio surround, located at 4 Laurel Lane, Block 268.07, Lot 15 within the R-80 Zone.

The Board took jurisdiction and entered evidence A-1- A-20.

Homeowner Erin Peterpaul and A.J. Garito, on behalf of the applicant were sworn in. They are seeking a variance because the lot is uniquely shaped and they are looking to expand the family. The home is presently 1400 square feet. There are seeking variances for various setbacks. The plans are to add 700 square feet to the property.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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The Board received, reviewed, and considered various exhibits and reports with regard to this application

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2nd by Ms. DiGrande, to grant Bulk Variance relief, and passed with a roll call of 8-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin, and Chairman Shapiro.

Z.B. 20-6715 Inessa Ostrovski- Public hearing seeking a Bulk Variance to construct a 2 story building addition (37 s.f.) with a covered porch (30 s.q.) along the northerly side of the dwelling as well as a 1 story addition(82 s.f.) at the southeast building corner and a porch area (12 s.f.) along the south side of the dwelling. A 1 story building (160 s.f.) addition is also proposed along the west side of the accessory shed opposite the existing dwelling. Located at 193 Tennent Road, Block 171, Lot 3 within the LC Zone

The Board took jurisdiction and entered evidence A-1- A-20.

Homeowner Inessa Ostrovski and Robert DiPippa, Architect were sworn in.

The property is looking to be granted a variance to install a shed on the property and add a 2nd story to the home.

The home is on a small lot.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

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The Board received, reviewed, and considered various exhibits and reports with regard to this application

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion was offered by Chairman Shapiro and 2nd by Mr. Zwerin, to grant Bulk Variance relief, and passed with a roll call of 8-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin, and Chairman Shapiro.

Remote Meeting Protocols - Remote meeting protocols were distributed and reviewed. A motion was offered by Chairman Shapiro and 2nd by Mr. Weilheimer to accept all Remote Meeting Protocols and passed with a roll call of 8-0. Approve: Ms. DiGrande, Mr. Levin, Mr. Powers, Mr. Viridi, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin, and Chairman Shapiro.

A motion to adjourn at 8:40 p.m. was offered by Chairman Shapiro, seconded by Mr. Levin. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein