

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

Michael Shapiro

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### Attorney

Weiner Lesniak

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

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

### Planner

T & M Associates

Richard Cramer, P.P.

### Traffic Engineer

French & Parrello

Mark Kataryniak, PE, PTOE

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – JANUARY 13, 2015

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

## RE-ORGANIZATION

- Z.B. 13-6486 TMC MARLBORO, LLC – Continued Public Hearing for Use Variance approval to permit medical tenants, located on Hartman Road & Robertsville Road, Block 176 Lot 118.01, in the IOR zone
- Z.B. 14-6507 631 ASSOCIATES – Continued Public Hearing for Use Variance approval to construct a concrete Recycling facility to include a crusher, located on Tennent Road, Block 172 Lot 47.03, in the IOR zone
- Z.B. 14-6514 MICHAEL & VENCENTA RAYA – Continued Public Hearing for Bulk Variance approval for total lot coverage at 408 Basswood Lane, Block 120.05 Lot 23, in the RSCS zone
- Z.B. 14-6520 NEW YORK SMSA LP d/b/a VERIZON WIRELESS – Continued Public Hearing for Use Variance approval to construct 125 foot high monopole with associated equipment shelter, cabinet and 8 foot high chain link fence at 251 Spring Valley Road, Block 172 Lot 14, in the LC zone
- Z.B. 14-6522 JUNE MAGDA - Public Hearing for Bulk Variance approval to construct a 24.4' x 17' addition to existing house, extending the length of the existing garage at 12 Orchard Parkway, Block 115 Lot 16, in the R-60 zone

- Z.B. 14-6523 SCHOOL ROAD PROPERTIES, LLC. – Public Hearing for Use Variance approval for a fifteen lot sub-division creating twelve new lots with new homes and keeping three existing homes that were pre-existing non-conformities on the mother lot, located at 62 School Road East, Block 362 Lot 18, in the R-80 zone
- Z.B. 14-6524 PETER & ARLENE BUFANO – Public Hearing for Bulk Variance approval to construct a 20’4” x 24’ 4” partially enclosed pavilion structure located at 6 Carriage Ct., Block 408 Lot 34, in the PAC zone
- Z.B. 14-6525 MARLBORO MUSLIM CEMETERY – Public Hearing for Use Variance approval requesting a minor sub-division to create a second lot for use as a farm, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone
- Z.B. 14-6526 AVA’S BRICK OVEN AGPC CATERING – Public Hearing for Use Variance approval to add an outside refrigeration unit and extra storage space upstairs, located at 47 Tennent Road, Block 149 Lots 2 & 2.01, in the OPT-2 zone
- Z.B. 14-6527 ANDREW AUGUST – Public Hearing for Bulk Variance approval to construct a 24’ x 36’ free standing garage at 98 Buckley Road, Block 421 Lot 5, in the R-80 zone
- Z.B. 14-6528 ERIC PARETS - Public Hearing for Bulk Variance approval to construct a 400 sq. ft. addition to existing home, which exceeds permitted lot coverage for principal structure at 10 Wabash Road, Block 234 Lot 11, in the R-30/20 zone

### **RESOLUTIONS**

- Z.B. 14-6521 CHAMPAGNE ENTERPRISES, LLC – Memorialization of Resolution granting an Expansion of a Non-Conforming Use Variance approval to allow second floor patient lounge, staff work area and staff room at 480 Route 79, Block 126 Lot 33, in the R-30/20 zone