

# 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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Jennifer Bajar

### Attorney

Weiner Lesniak  
Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates  
Laura Neumann, P.E., P.P.

### Planner

CME Associates  
Laura Neumann, P.E., P.P.

### Traffic Engineer

French & Parrello  
Frank A. Miskovich, PE, CME

### Administrative Officer

Zoning Officer  
Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – JUNE 9, 2015

7:30 P.M. TOWN HALL

### SUNSHINE ACT MINUTES PUBLIC SESSION

- Z.B. 15-6537 JESSICA JUNDEF - Public Hearing for Bulk Variance approval to construct a 6' vinyl fence on property line in second front yard , located at 12 Ellery Place, Block 359.01 Lot 2, in the R-20AH-1
- Z.B. 14-6525 MARLBORO MUSLIM CEMETERY – Continued 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. 14-6520 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

### RESOLUTIONS

- Z.B. 15-6532 ERNEST & POLIVIA SERGHIS - Memorialization of Resolution granting Mixed Use Variance and Site Plan approval to construct a 26' x 40' pole-barn for storage of plumbing business equipment, and to maintain the existing dwelling to reside in, with insufficient side and rear yard setbacks for existing accessory structure. Insufficient lot area, frontage, width, depth, and side yard setback for principal structure at 379 Route 79, Block 151 Lot14, in the C-2 zone.
- Z.B. 14-6514 MICHAEL & VINCENTA RAYA – Memorialization of Resolution granting Bulk Variance approval for total lot coverage at 408 Basswood Lane, Block 120.05 Lot 23, in the RSCS zone
- Z.B. 15-6535 SINE-TRU TOOL CO., INC. – Memorialization of Resolution granting Use Variance approval to continue auto body use in the Light Industrial zone, at 238 Boundary Road, Block 360 Lot 5, in the LI zone.
- Z.B. 14-6539 JAMES HARRISON – Memorialization of Resolution granting Bulk Variance approval to install an above ground pool within 100" from top-of-bank of stream at 17 Eagle Road, Block 392 Lot 8, in the R-60/15 zone