

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

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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 – SEPTEMBER 29, 2015

7:30 P.M. TOWN HALL

SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

### Z.B. 14-6525

MARLBORO MUSLIM CEMETERY – Continued Public Hearing for a minor subdivision which represents an expansion of a non-conforming use, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone

### Z.B. 15-6536

ANTISELL - Continued Public Hearing for Use Variance and approval of a major 5 lot subdivision with bulk variances that is located on Reids Hill Road, Block 154 Lot 17 & 18 in a split zone (C-3 and LC)

### Z.B. 15-6549

DANIEL PRZYGODA - Public Hearing to remove existing one story house and in-ground pool, and to build a new two story home. Bulk Variance for insufficient lot area, frontage, width, front and side yard setback for principal structure and exceeds permitted lot coverage for principal, total building coverage and total impervious coverage, , located at 3 Bauers Lane, Block 299 Lot 127, in the R-80 zone.

### RESOLUTIONS

### Z.B. 15-6544

TUNIT – Memorialization of Resolution granting Bulk Variance for existing non-conformities, lot coverage, and side and rear setbacks for accessory structures, located at 30 Boundary Road, Block 214 Lot 31, in the LC zone

### Z.B. 15-6550

SOLOMON SCHECTER DAY SCHOOL – Memorialization of Resolution granting Use Variance and Bulk Variance to construct a 6' high security/perimeter fence in the front yard, located at 22 School Road East, Block 355 Lot 5, in the C-2 zone

### Z.B. 15-6545

CHRISTOPHER CLEARY - Memorialization of Resolution granting mixed residential/commercial farming Use Variance and Bulk Variance for insufficient lot area, frontage, width, front and side yard setback for principal structure, located at 278 Spring Valley Road, Block 146 Lot 43 in the LC zone

### Z.B. 15-6547

PAUL RAYBIN - Memorialization of Resolution granting continuation of a residential use with an addition and pool which exceeds permitted lot coverage for the principal structure, total building and total lot coverage and to keep driveway in its original location, located at 22 Chagall Road, Block 413.03 Lot 4, in the R-20 zone