

MARLBORO TOWNSHIP ZONING BOARD
JUNE 23, 2015

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD ACTING CHAIRMAN WEILHEIMER AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

ACTING CHAIRMAN WEILHEIMER READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

**PRESENT ... ACTING CHAIRMAN WEILHEIMER, MR. SOLON, MR. LEVIN,
MR. ZWERIN, MS. DI GRANDE**

ABSENT ... CHAIRMAN SHAPIRO, DR. ADLER

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO ESQ. AND
MS. PARIS (Admin.Officer)**

SALUTE THE FLAG

PUBLIC SESSION - No one signed up to speak.

**Z.B. 15-6540 NEW YORK SMSA LP d/b/a VERIZON WIRELESS – MARLBORO GINESI
SNN- Public Hearing for Site Plan and Use Variance approval to mount two antennae on top
of roof of existing building located at 704 Ginese Drive, Block 176 Lot 112 in the IOR zone.**

Application to be carried to July 14, 2015 with no further notice to property owners.

Z.B. 15-6536 ANTISELL - 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)

Application to be carried to July 14, 2015 with no further notice to property owners.

Z.B. 15-6529 LITTLE MILL REALTY – Continued Public Hearing for Use Variance to permit Medical/Dental office in a residential zone, located at 2 East Frances Avenue, Block 176 Lot 102, in the R-20 zone

Application to be carried to July 28, 2015 with no further notice to property owners.

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

Jessica Jundef was sworn in and gave testimony. Ms. Jundef stated that neighbors on both sides of her property have fences at the rear property line. Ms. Jundef would like to maintain the continuity by installing a similar fence for privacy as well as security. Ms. Jundef stated that she would also like to block the noise from the road. Ms. Jundef noted to the Board, that her rear property line is already setback 20 feet from Vanderburg Road. Mr. Cucchiaro asked the height of the proposed fence. Ms. Jundef stated that it would be 6 feet high, the same as her neighbor's existing fence. Ms. Jundef stated that she plans on installing the same color fence as well.

A motion in the affirmative

Offered: Chairman Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Acting Chairman Weilheimer, Ms. DiGrande)

Second: Mr. Zwerin Absent: 2 (Chairman Shapiro, Dr. Adler)
Nays:

Mr. Frank Kemp – 8 East Francis had a question regarding procedural issues. Mr. Kemp asked

Offered: Acting Chairman Weilheimer Ayes: 4 (Mr. Solon, Mr. Zwerin,
Acting Chairman Weilheimer,
Ms. DiGrande)

Second: Mr. Zwerin Absent: 2 (Chairman Shapiro, Dr. Adler)

A motion to adjourn was offered by Acting Chairman Weilheimer, seconded by Mr. Zwerin

Respectfully submitted
Jennifer Bajar