



**Z.B. 16-6584 Tuhap Holdings, LLC.** - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as offices and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

*Application to be carried to December 13, 2016 without further notice to property owners.*

**Z.B. 16-6600 Charles Nurnberg** - Public Hearing for a Bulk variance to keep hot tub constructed too close to house where Ten feet is required and Seven feet is existing, located at 25 Whitman Road, Block 278, Lot 13 in the R-20 zone

Charles Nurnberg was sworn in and gave testimony. Mr. Nurnberg stated that upon applying for a CCO inspection, he was told by the Zoning Office that there was no record of a permit for the hot tub on is deck, and that it was too close to the house. Mr. Nurnberg stated that the hot tub was installed twenty years ago. He also testified that the improvement is located in the rear of the property and is built into the deck and is not visible from the street or by any other properties.

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 7 (Levin, Zwerin, Weilheimer,  
Chairman Shapiro, DiGrande, &  
Verdi)

Recused: 0

Nays: 0

Second: Mr. Zwerin

Absent: 2 (Solon, & Adler)

Abstain: 0

**Z.B. 16-6583 Marlboro Muslim Cemetery, Inc.** – Continued Public Hearing for a Use Variance and associated Bulk Variances to pave existing gravel circulation driveway and adding 2,612 additional plots, located at 340 Spring Valley Road, Block 146, Lots 48 in the LC zone.

Salvatore Alfieri Esq. gave a brief synopsis of the application. Mr. Alfieri stated that the Applicant is seeking bifurcated preliminary and final site plan approval in order to further develop a cemetery that currently has approvals for 7,350 burial plots and associated improvement including a residence for a caretaker. The use is not permitted within the LC Zone, but use variance relief was previously granted. The Applicant is now proposes to expand the number of burial plots to provide for an additional 2,612 burial plots within the remaining upland portions of the property and to pave the existing site access and circulation drive, including relocating a portion of said circulation drive approximately five feet easterly to provide a proposed exfiltration trench, approximately 360 feet in length, with associated perforated underdrain piping. Three existing accessory structures remain on the site, despite prior approval conditions requiring their removal. The remainder of the property has environmentally sensitive features such as a wetlands transition boundary located near the center of the site.

The site is located on the north side of Spring Valley Road and west of Texas Road. The parcel contains 23.6 acres. The majority of the surrounding properties to the north and west are vacant with the adjoining property to the east, Lot 46 developed with a single-family detached dwelling. Lot 47 contains 9.6 acres and is located to the north and owned by Marlboro Township. Block 173, Lot 1, is located on the opposite side of Spring Valley Road and is also used as a cemetery. The site is surrounded by properties in the LC Zone District. Counsel for the Applicant, Salvatore Alfieri, Esq. explained the Applicant had previously received amended use variance relief with preliminary and final site plan approval permitting certain site work to begin. This site work included paving of interior roads.

Michael Geller, P.P., P.E. was sworn in and gave testimony. Mr. Geller stated that he had performed additional soil logs which had revealed that the water table could be discerned at six feet.

William Robertson was sworn in and gave testimony. Mr. Robertson who is qualified as an expert in crater vaults stated, crater vaults were used to encapsulate a coffin and seal same in order to withstand water tables. Mr. Robertson stated that if the water table exceeded six feet, the vault would be required.

Mr. Alfieri stated the Applicant agrees that only single caskets would be used in each plot rather than the previously described multiple caskets.

Testimony was then taken again from Mr. Geller who stated that the Applicant still continued to satisfy the negative criteria. Mr. Geller specifically stated that with the use of the vault technology and the confirmation of the water table, it was nearly impossible for coffins to become dislodged resulting in problematic situations. Mr. Geller therefore, continued to opine that there was no substantial detriment to the zone plan or zoning ordinance.

Thomas Adams, P.E. was sworn in and gave testimony. Mr. Adams stated he was an LSRP and had reviewed the site and found there were no areas of concern which would require a Phase II Study.

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	6 (Levin, Zwerin, Weilheimer, Chairman Shapiro, DiGrande, & Verdi)
		Recused:	0
		Nays:	0
Second:	Mr. Levin	Absent:	3 (Solon, Adler, & Nappi)
		Abstain:	0

*A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Levin.*

Respectfully submitted

Jennifer Bajar