

Z.B. 16-6588 Anthony Castro – Public Hearing for a Bulk variance to place a six foot chain link fence in front yard, setback ten (10’) from property line and coming off the side (instead of the rear) of the house, in second front yard, located at 4 Cherokee Court, Block 155, Lot16.06 in the GCRC zone.

Anthony Castro was sworn in and gave testimony. Mr. Castro stated that he proposes to install perimeter fencing consisting of a 6 foot high chain linked fence along the side and rear property lines and along the cul-de-sac of Cherokee Court. Mr. Castro stated that he proposes to install the fencing behind an existing line of mature evergreen trees along the cul-de-sac. Mr. Castro also stated that he proposes to install a 6 foot high wooden slat board-on-board fence is also proposed along the Laredo Drive. Mr. Castro stated that he’s looking to secure his property for the safety of his children.

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

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes:	7 (Solon, Levin, Zwerin, Weilheimer, Chairman Shapiro, DiGrande, & Adler)
		Recused:	0
		Nays:	0
Second:	Mr. Levin	Absent:	0
		Abstain:	0

Z.B. 16-6595 Luca & Antonietta Donorio Demeo – Public Hearing for a Bulk Variance to construct three additions to existing home, Exceeding permitted lot coverage for principal structure, total building coverage, and insufficient front yard setback, located at 8 MacKenzie Terr., Block 304, Lots 22 in the R-20 zone.

The subject site contains 20,000 square feet with 100 feet of frontage along the east side of Mackenzie Terrace approximately 283 feet northeast of the Lake Ontario Lane intersection within the R-20 (Residential) Zone. The subject site is currently improved with a one-story dwelling with associated walks and rear patio, an accessory shed, and a paved drive along Mackenzie Terrace.

Luca Donorio Demeo was sworn in and gave testimony. Mr. Demeo testified that he proposes to construct a one-story addition along the entire rear of the existing dwelling as well as porch and garage area addition along the front of the dwelling. Mr. Demeo further proposes to construct a new paved walkway along the south side of the dwelling, a paver patio along the proposed rear building addition and to widen the existing driveway to approximately 20 feet at the dwelling. Mr. Demeo also proposes to construct a recharge trench within the rear yard to mitigate the proposed additional stormwater runoff from the proposed improvements. Mr. Demeo stated that he was seeking to create more additional living area, as well as a useable two-car garage on the site.

Richard DiFolco, P.E., P.P. was sworn in and gave testimony. Mr. DiFolco stated that there was an existing 1,896 square foot dwelling on the site. Mr. DiFolco also stated that there was a front porch that is not enclosed and a garage which does not accommodate a full car depth. He also noted that there is a 10 foot x 10 foot bedroom with a small kitchen located on the site. Mr. DiFolco confirmed the previously referenced additions and stated that the Applicant was essentially trying to create a useable garage and additional living area in order to accommodate his family. Mr. DiFolco further stated that this site is served by an underground drywell system as well as public water and sewer.

PUBLIC - Stephen Cooper of 10 Mackenzie Terrace stated that he was pleased to see that the property was being upgraded.

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes:	7 (Solon, Levin, Zwerin, Weilheimer, Chairman Shapiro, DiGrande, & Adler)
		Recused:	0
		Nays:	0
Second:	Ms. DiGrande	Absent:	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 two test pits. Location number one had revealed that the water table shown at 5 feet. Location number two had revealed that no groundwater was present at a depth of 6 feet. The Board requested additional soil logs to be performed in the southern most elevation.

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.

Application to be carried to October 25, 2016 without further notice to property owners.

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

Salvatore Alfieri Esq. was sworn in and gave testimony. Mr. Alfieri gave a brief description of the history of the property as well as the application to the Board.

Dominick LaRuffa was sworn in and gave testimony. Mr. Alfieri asked Mr. LaRuffa when he purchased the property, Mr. LaRuffa stated "late 2014". Mr. Alfieri asked how the residential

structure was used. Mr. LaRuffa stated that it was a two family residence. Mr. Alfieri asked if they had Tenants in the structure, Mr. LaRuffa stated “yes there was”. Mr. Alfieri asked if the back building was vacant. Mr. LaRuffa stated that Mr. Duncan just closed up his business there. Mr. Alfieri asked when Mr. LaRuffa moved his business into the back building. Mr. LaRuffa stated late September 2015. Mr. Alfieri asked Mr. LaRuffa what he was doing with the property from the time he acquired the property, to the time he move his business in. Mr. LaRuffa stated that he had to clean up the property. Mr. Alfieri asked Mr. LaRuffa to describe the type of business he conducts in the rear building. Mr. LaRuffa stated that it is a commercial kitchen hood & exhaust steam cleaning service. Mr. Alfieri asked Mr. LaRuffa to describe the layout of the house. Mr. LaRuffa stated that the downstairs is a three bedroom apartment, and the upstairs is a two bedroom apartment.

Ronald Cucchiaro, Esq. asked Mr. Alfieri if all permits required to prove that the structure is habitable were submitted and approved. Mr. Alfieri stated that it is not habitable, and he found no history of permits on the property. Mr. Alfieri stated that if Mr. LaRuffa was approved for a two family use, he would need to obtain the necessary permits from the Building Department. Chairman Shapiro asked Mr. LaRuffa if he intends to make the structure a two family. Mr. LaRuffa stated “yes”.

Application to be carried to October 25, 2016 without further notice to property owners.

RESOLUTIONS

Z.B. 16-6594 Graffia - Memorialization of Resolution granting of a Bulk Variance to keep garage and driveway constructed without permits, on an undersized lot, in the front yard, exceeding permitted lot coverage, located at 467 Texas Road, Block 147, Lot 3 in the LC zone

A motion in the affirmative

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

