

**MARLBORO TOWNSHIP ZONING BOARD**  
**JANUARY 26, 2016**

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**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE TEMPORARY CHAIRMAN MR. RONALD D. CUCCHIARO, ESQ. AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:00P.M.**

**CHAIRMAN SHAPIRO 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 ... MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER,  
CHAIRMAN SHAPIRO, MS. DI GRANDE, and MR. NAPPI**

**ABSENT... NONE**

**ARRIVED... MR. VERDI {7:06PM}, DR. ADLER {7:10PM}, MR. SOLON {7:28PM}**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO,  
MR. ANGELASTRO**

**SALUTE THE FLAG**

**PUBLIC SESSION** – *No one from the public signed up to speak.*

**Z.B. 15-6559 JIN WANG d/b/a Lin’s HVAC** - Public Hearing for a Mixed Use Variance and a Preliminary and Final Site Plan to construct a pole barn for storage of business equipment located at 98 Tennent Road, Block 120 Lot 43 in the C-2 zone

Salvatore Alfieri Esq. introduced the application to the board. Mr. Alfieri called Walter Hopkin P.E., P.P. to testify. Mr. Hopkin was sworn in and gave testimony. Mr. Hopkin entered into evidence a color rendering of the proposed improvement plan A-20. Mr. Hopkin described the

property and the neighboring properties. Mr. Hopkins explained that the gutters/downspouts from the pole barn will discharge into the ground. Currently there are trailers and vehicles on the property in order to store the applicants tools. The applicant is proposing all work and storage, including the vehicles to be done inside the building. Mr. Alfieri ask if the existing sheds were going to be removed, Mr. Hopkins stated that they will be removed. Mr. Hopkins also stated that no signage is proposed for this application at this time. Bin Lin was sworn in and gave testimony. Mr. Lin testified that he operates an HVAC business on the property. He stated that employees take company vehicles home with them and visit the site in the morning in order to obtain supplies for their day. He then stated that he would be storing two (2) vehicles in the pole barn. He stated that the employees would not leave a personal car on the property. Mr. Lin testified that deliveries would not be coming to the site and that employees would be only picking up materials and supplies. He described the vehicles associated with the business as being SUV sized. Mr. Lin stated that there would be no plumbing or heating in the pole barn. He further stated that security lights would be placed over the door of the structure. He also confirmed that there would be no retail activity on the site. Mr. Lin further stated that the application was generated as a result of violations on the property. He stated that the pole barn would be constructed prior to September and all violations would be updated.

**PUBLIC SESSION** - *No one spoke on behalf of this application.*

***In workshop***

Offered: Chairman Shapiro

Second: Mr. Zwerin

Mr. Verdi is in favor of the application, but would like to see the building moved back. Mr. Solon abstained from workshop. Mr. Levin would like to see the building set back and more centered. Mr. Zwerin is in favor of this application. Mr. Weilheimer is also in favor of the application as proposed. Mr. Nappi would also like the building to be moved back. Ms. DiGrande feels that proposed building is large and would like to see it moved back as well. Dr. Adler would like to see the pole barn moved further back and a smaller building. Chairman Shapiro is in favor of moving the building further back and is in favor of this application.

***Out of Workshop***

Offered: Chairman Shapiro

Second: Ms. DiGrande

*A motion in the affirmative*

Offered: Chairman Shapiro Ayes: 6 (Mr. Levin, Mr. Zwerin,  
Mr. Weilheimer, Chairman Shapiro,  
Ms. DiGrande, Mr. Nappi)

Second: Mr. Levin Nays: 0  
Absent: 0  
Abstain: 3 (Mr. Solon, Dr. Adler, Mr. Verdi)

**Z.B. 15-6563 JOSEPH HANNA** - Public Hearing for Bulk Variance to construct a pole barn and horse stalls which exceeds permitted lot coverage located at 115 Dutch Lane Road, Block 362 Lots 32 in the R-80 zone

*Application to be carried to February 23, 2016 without further notice to property owners.*

**MEMORIALIZATIONS**

**Z.B. 15-6562 CENTRAL JERSEY EQUIPMENT, LLC.** - Memorialization of Resolution granting a Site Plan to have an outdoor display and storage of equipment located at 65 Route 34, Block 144 Lot 4 in the C-3 zone

Offered: Acting Chairman Weilheimer Ayes: 8 ( Mr. Solon, Mr. Levin, Mr. Zwerin,  
Acting Chairman Weilheimer,  
Ms. DiGrande, Dr. Adler, Mr. Verdi,  
Mr. Nappi).

Second: Mr. Nappi Nays: 0  
Absent: 1 (Chairman Shapiro)

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

Respectfully submitted

Jennifer Bajar