

MARLBORO TOWNSHIP ZONING BOARD
FEBRUARY 23, 2016

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. VERDI**

ABSENT... {2} MR. NAPPI, DR. ADLER

ARRIVED... {7:07PM} MR. SOLON

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO, MS. SARAH PARIS

SALUTE THE FLAG

APPROVAL OF THE JANUARY 26, 2016 ZONING BOARD OF ADJUSTMENT MINUTES

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

Z.B. 15-6565 JAVED RIAZ – Public hearing for a Bulk Variance to construct a 1622 sq. ft. sunroom addition to the rear of existing house and a 1,475 sq. ft. deck. Exceeds permitted lot coverage for principal and total building coverage, and accessory building coverage, located at 304 Bayview Dr., Block 153.01 Lot 5 in the LC Grandfathered to R-80 zone

Application to be carried to April 12, 2016 without further notice to property owners.

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

Salvatore Alfieri gave a brief synopsis of the application. Mr. Alfieri introduced evidence A-24 Glossy Photo of existing garage with 2 cars. Evidence A-25 Color photo of 8 cars. Mr. Joseph Hanna remains under oath. Tara Davis was sworn in and gave testimony. Mr. Alfieri asked Mr. Hanna if A-24 is a photo of Mr. Hanna's cars, Mr. Hanna stated that they were his cars and they are parked in his existing garage. Mr. Alfieri asked if Mr. Hanna would be installing the same type of flooring in the proposed building as his existing garage, Mr. Hanna stated that he would. Mr. Hanna agrees that no mechanical work would be performed in the proposed building. Mr. Alfieri stated that the building would have electric and would be alarmed. Mr. Hanna agreed with Mr. Alfieri's statement. Mr. Alfieri asked how many cars would be stored on the ground level, Mr. Hanna stated 8 cars. Mr. Alfieri asked Mr. Hanna how many cars he owns, Mr. Hanna stated that he owns 14 as of now. Mr. Alfieri asked Mr. Hanna where he stores his cars presently, Mr. Hanna stated that he rents a building to store his cars. Mr. Alfieri asked if Mr. Hanna was losing that lease, Mr. Hanna stated that is correct. Mr. Alfieri asked Ms. Davis if she drafted the floor plans, Ms. Davis testified that she did. Ms. Davis stated that she would prefer the stick built barn and not the pole barn, was due to the esthetics. The pole barn dimensions would be 40' x 50' and the gable barn dimensions would be 40' x 60'. The applicant is willing to go with either design that the Board grants. The applicant intends to create a well thought out design inside the band to make it look similar to a museum. The applicant is not installing a driveway or parking area for the barn. They will transport the cars over the grass when taking the cars out for maintenance or for drives. Mr. Alfieri asked Ms. Davis to explain to the board the reason she wanted to have either horses or goats. Ms. Davis testified that she finds animals extremely therapeutic. Ms. Davis stated that the animals would be penned in a fenced area. Mr. Cucchiaro asked what the required space is for the animals. Mr. Alfieri stated that it is one acre per horse, and the applicant only has approximately one and one half acres, that's the reason for seeking relief. Mr. Alfieri asked Ms. Davis, if the board wouldn't approve the application for two horses, would she want one. Ms. Davis stated that she was looking to have either one horse or two goats. Ms. Davis testified that she is not looking to have a farm. The goats that she wants to acquire are small is size, like that of a Golden Retriever. Mr. Levin asked the applicant if she would be breeding the goats, Ms. Davis testified that she would not be breeding the goats. Ms. Davis intends to acquire two of the same sex.

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

In workshop

Offered: Chairman Shapiro

Second: Ms. DiGrande

Christian Cueto, P.E. was sworn in and gave testimony. Mr. Cueto provided a history of the prior approval on the site stating that two separate two-story buildings had originally been approved. Each building was to have four units. Mr. Cueto stated that the Applicant is now seeking to construct a single two-story office building which would still have a mix of warehouse/office but a different ratio. Mr. Cueto stated that rather than having individual offices, the Applicant was now proposing to amend the previous approval in order to have a common office/lobby area with 2,724 square feet. He further stated that the access was proposed via a one-way semi-circular gravel drive along Tennent Road. Mr. Cueto testified that twenty-seven (27) total parking spaces were proposed. Mr. Cueto stated that any office space would be accessory to the storage area and will not be leased out or rented for any use not associated with same. Mr. Cueto agreed that the freestanding sign would remain under 60 square feet. Mr. Cueto testified that a barrier would be provided on the top of the retaining wall.

Allison Coffin, P.P., AICP. Was sworn in and gave testimony. Ms. Coffin testified that the Applicant had previously received use variance and that the proofs associated with same remained as true today as it did at that time. She further stated that the Applicant was proposing a less intense use than had been previously approved as there is less office space and potential for fewer employees on the site.

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

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes: 7 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Mr. Verdi)
Second:	Mr. Zwerin	Nays: 0 Absent: 2 (Mr. Nappi, Dr. Adler) Abstain: 0

MEMORIALIZATIONS

Z.B. 15-6559 JIN WANG d/b/a Lin's HVAC - Memorialization of Resolution granting 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

Offered: Chairman Shapiro

Ayes: 8 (Mr. Levin, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro
Ms. DiGrande)

Second: Mr. Levin

Nays: 0
Absent: 1 (Dr. Adler, Mr. Nappi)
Abstain: (Mr. Solon, Mr. Verdi)

Z.B. 15-6564 BEAR BROOK COMMONS, LLC. - Memorialization of Resolution granting a Use Variance to allow Pool Equipment, Sales and Service in a zone which does not specifically permit this use, which is specifically listed as a permitted use in the CS Commercial Services zone located at 455 Route 520, Block 255 Lots 192 in the C-2 zone

Offered: Chairman Shapiro

Ayes: 7 (Mr. Solon, Mr. Levin, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro
Ms. DiGrande, Mr. Verdi)

Second: Mr. Levin

Nays: 0
Absent: 2 (Dr. Adler, Mr. Nappi)
Abstain: 0

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

Respectfully submitted

Jennifer Bajar