

**MARLBORO TOWNSHIP ZONING BOARD**

**May 10, 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 7:30P.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 ... {7} MR. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER, CHAIRMAN SHAPIRO, MS. DI GRANDE, MR. VERDI and MR. NAPPI**

**ABSENT... {0}**

**ARRIVED... {7:28:53PM} DR. ADLER**

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

**SALUTE THE FLAG**

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

**Z.B. 15-6561 SCHECHTER FAMILY, LLC.** - Public Hearing for a Use Variance to keep a newly constructed single family residence that was constructed without permits on a lot that already has an existing non-conforming use of a junkyard and a single family home. This additional house represents an expansion of a non-conforming use, located at 158 Tennent Road, Block 147 Lot 34 in the C-2 zone

*Application to be carried to June 28, 2016 without further notice to property owners.*

**Z.B. 16-6578 ROSA & VINCENT TRAGNI** - Public Hearing for a Bulk Variance to approve the existing conditions of the property with lot coverage of 19.8%, where 15% is permitted and building coverage of 6.7%, where 6% is permitted, located at 9 Embry Farm Road, Block 157 Lot 3.11 in the LC zone

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the Applicants were seeking bulk variance relief to permit existing improvements which exceed lot coverage requirements.

Vincent Tragni was sworn in and gave testimony. Mr. Tragni stated that he has lived at 9 Embry Court for eight years and purchased the property from the original developer.

Chester DiLorenzo P.E., P.P. was sworn in and gave testimony. Mr. DiLorenzo stated that the following variance relief was required: Section 220-140D (Table III) – The maximum building coverage for a principle building within an LC/Cluster Zone shall be 6%; 6.7% is proposed. Section 220-140D (Table III) – The total impervious lot coverage within an LC/Cluster Zone shall be 15%; 19.8% is proposed. Mr. DiLorenzo stated that the site generally drains from the south to the north. Mr. DiLorenzo further noted that much of the impervious coverage is taken up by the horseshoe drive.

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

***A motion in the affirmative***

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Mr. Verdi, Mr. Nappi)
		Recused:	1 (Mr. Levin)
		Nays:	0
Second:	Ms. DiGrande	Absent:	0
		Abstain:	1 (Dr. Adler)

**Z.B. 16-6575 ESK BUILDERS, INC.** - Public Hearing for a Bulk Variance to construct a single family residential dwelling, in-ground pool with five feet of surrounding decking attached to a 20' x 20' patio, and a 12' x 12' shed on an undersized lot, located on Beacon Hill Road, Block 153 Lot 78.01 in the LC zone

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the applicant was seeking approval to construct a single family residential dwelling, in-ground pool with five feet of surrounding decking attached to a 20' x 20' patio, and a 12' x 12' shed on an undersized lot.

Richaed Heuser P.E., P.P. was sworn in and gave testimony. Mr. Heuser described the property as a corner lot located on Beacon Hill Rd. & Keiser Ct. The property is 2.25 acres in the LC zone where 5 acers are required. The property was previously zoned R-80. Mr. Heuser testified that a conservation easement and drainage easement is located at the rear of the property.

The board has concerns with the lot coverage of the proposed project, as well as the easements located on the property. Mr. Alfieri requested to carry the meeting so that the applicant could return to the board with a revised plan reducing the lot coverage.

*Application to be carried to May 24, 2016 without further notice to property owners.*

**Z.B. 16-6576 JOHN SILKOWSKI** - Public Hearing for a Use Variance for an expansion of a pre-existing, nonconforming residential use in a commercial zone, along with an associated Bulk Variance to construct a 16' X 28' addition to existing home, a 10'x 20' deck and a 16' x 32' in-ground pool with 324 sq. ft. of pool patio. located at 8 Bucher Lane, Block 413 Lot 31 in the C-5 zone

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the Applicant was seeking to expand a small home located in the C-5 Zone. Mr. Alfieri stated the Applicant proposes to construct a 448 square feet (16'x 28') two-story building addition along the rear of the existing dwelling, a second floor addition to the existing building footprint, a 200 square foot deck (10'x20') along the rear of the proposed building addition and a fence enclosed in-ground swimming pool with 3 foot wide patio/coping within the rear yard area. Mr. Alfieri stated that a single-family dwelling is not a permitted use within the C-5 Zoning District and the proposed improvements therefore require use variance relief.

John Silkowski was sworn in and gave testimony. Mr. Silkowski stated that the existing home has two bedrooms, a small bathroom, as well as a small kitchen. Mr. Silkowski stated that he was seeking to add two additional bedrooms and a dining room, as well as an in-ground swimming pool to the property. The purpose of the improvement was to provide greater living space for his family.

Mr. Silkowski further stipulated that the pool fence height would comply with all building code requirements. In response to questions from the Board, Mr. Silkowski stated that three cars can fit in the driveway with one in the garage. Mr. Silkowski also agreed to provide a drywell on the property.

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

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	9 (Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler Mr. Verdi, Mr. Nappi)
		Recused:	0
		Nays:	0
Second:	Mr. Levin	Absent:	0
		Abstain:	0

**RESOLUTIONS**

**Z.B. 15-6536 ANTISELL** - Memorialization of Resolution granting a Use Variance and approval of a major 5 lot subdivision with bulk variances that is located on Reids Hill Road, Block 154 Lots 17 & 18 in a split zone (C-3 and LC)

*A motion in the affirmative*

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

**Z.B. 16-6568 NEW YORK SMSA LTD. PARTNERSHIP d/b/a VERIZON WIRELESS**

**(9 Timber Ln.)** - Memorialization of Resolution granting a Use Variance to install one antenna 24.2” high and 15.1” in diameter on existing rooftop, and install two equipment cabinets and associated electrical equipment inside of a proposed 10’ x 12’ ground space, proposed to be fenced with an 8’ high with privacy slats, located at 9 Timber Ln., Block 361, Lot 3 in the LI zone

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer  
Chairman Shapiro, Ms. DiGrande,  
Dr. Adler, Mr. Nappi)

Recused: 0

Nays: 0

Second: Mr. Weilheimer

Absent: 2 (Mr. Levin, Mr. Verdi)

**Z.B. 16-6574 HEMESH DOGIPARTHI** - Memorialization of Resolution granting applicator to demolish the existing dwelling and remove all site improvements and construct a new single family dwelling with associated walks, a circular driveway and a rear deck, located at 11 Baurers Ln., Block 299 Lots 130 in the R-80 zone

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer  
Chairman Shapiro, Ms. DiGrande,  
Dr. Adler, Mr. Nappi)

Recused: 0

Nays: 0

Second: Mr. Zwerin

Absent: 2 (Mr. Levin, Mr. Verdi)

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

Respectfully submitted

Jennifer Bajar