

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

### Secretary

Alan Zwerin

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Kamalpreet Viridi

Dr. Michael Adler

Alon Solon

Stacey DiGrande

Alt#1 Martin Powers

Alt# 2 Frank Yozzo

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Law Group

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

Laura Neumann, P.E., P.P.

### Planner

CME Associates

Laura Neumann, P.E., P.P.

### Traffic Engineer

Remington & Vernick

Justin DiBiase, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – MAY 8, 2018

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT

MINUTES

Approve the minutes of February 27, 2018

PUBLIC SESSION

**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 office 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

**Z.B. 18-6643**

**Matthew & Leslie Fischer** - Public Hearing for a Bulk variance to keep two existing sheds and a hot tub that were built in violation of side and rear setback requirements, with insufficient distance between structures, and previously built driveway installed closer than five feet from side property line. Exceeds permitted Total lot coverage, where a setback of 20 feet from property line is required, located at 18 Cambridge Court, Block 139, Lot 16 in the R-30/20 zone

**Z.B. 18-6647**

**Eugene Shvartsburd** - Public Hearing for a Bulk variance to construct a pool code fence in second front yard set-back seven feet from property line, where a setback of 20 feet from property line is required, located at 3 Baldwin Ave, Block 125, Lot 4.01 in the R-30/20 zone

**Z.B. 18-6645**

**Shantiniketan NJ1, LLC.** - Public Hearing for Use Variance approval to allow the development of an age restricted (55+) residential apartment development containing 80 units and a community center approximately 6,700 s.f., located at 309 Texas Road, Block 120 Lot 29 & 31, in the RSCS zone

**Z.B. 16-6583**

**Marlboro Muslim Cemetery, Inc.** - Public Hearing for Use Variance and Amended Site Plan approval requesting to construct a 20' x 30' equipment shed and to utilize a separate section for smaller graves for babies where sixty-five already exist and where another one hundred and thirty-five plots are proposed, located at 340 Spring Valley Road, Block 146 Lot 48, in the LC zone

## RESOLUTIONS

**Z.B. 17-6636**

**Ronald & Patricia Lukach** - Memorialization of Resolution granting a Use variance approval to conduct a Landscaping Business that is not a permitted use in the CS zone and this is additional to the mixed residential and business irrigation uses, located at 394 Route 79, Block 153, Lot 31 in the CS zone

**Z.B. 18-6644**

**Jeffrey Guagliardo** - Memorialization of Resolution granting a Bulk variance approval to build a 32' x 32' addition to existing home and keep an 8' x 12' shed that was built too close to property line and proposed addition, on an undersized lot, located at 43 Halifax Drive, Block 264, Lot 35 in the R-20 zone

**Z.B. 17-6608**

**Sunset Park, LLC.** - Memorialization of Resolution granting a Use Variance to permit an assisted living facility with associated bulk variances to construct a three story, 114,000 sq. ft. building with a total of 121 living units, located on Texas Road, Block 103, Lots 10 in the R-60 zone.