

MARLBORO TOWNSHIP ZONING BOARD

May 22, 2018

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

SALUTE THE FLAG

CHAIRMAN MICHAEL 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 ... {5} MR. ZWERIN, CHAIRMAN SHAPIRO,
 MS. DiGRANDE, DR. ADLER, and MR. POWERS**

**ABSENT... {4} MR. SOLON, MR. VERDI, MR. WEILHEIMER, and
 MR. YOZZO**

PROFESSIONALS PRESENT... MS. NEUMANN, P.P., and MR. CUCCHIARO, ESQ.

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

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

*Application to be carried to July 24, 2018 without further notice to property owners.
(Board didn't have a full complement of seven members)*

Z.B. 18-6649 Srinivasa Rao Guddeti - Public Hearing for Bulk Variance approval to construct a two story addition to a one story 1,387 sq. ft. house, to have a total proposed dwelling area of 4,676 sq. ft., located at 5 Laurel Lane, Block 268 Lot 31, in the R-80 zone

Dante Alfieri, Esq., Applicant's Attorney introduced the application to the Board. Mr. Alfieri stated that the subject property was located in the R-80 Zone and that the Applicant's proposing to construct a second story addition, as well as a two-car garage. The Applicant's also proposing to relocate the driveway, thereby eliminating the existing encroachment onto the adjoining property. Mr. Alfieri noted that the improvements would result in six bedrooms. Mr. Alfieri further noted that the Applicant was proposing two kitchens, but that there would be only one-family with multiple generations living on-site.

Shrinath J. Kotdawala, P.E. (Applicant's Engineer) was sworn in and gave testimony. Mr. Kotdawala stated that the subject lot is undersized and that the Applicant was seeking to construct an addition, as well as a two-car garage. Mr. Kotdawala testified that the following were existing non-compliant conditions on the property: Section 220-48C (Table I) - The minimum required lot area required is 80,000 s.f.; 17,634 s.f. is provided. Section 220-48C (Table I) — The minimum required lot frontage is 250 feet; 126.6 feet is provided. Section 220-48C (Table I)— The minimum required lot width is 250 feet; approximately 127 feet is provided. Section 220-48C (Table I) — The minimum required lot depth is 300 feet; approximately 137 feet is provided. Section 220-48C (Table I) — The minimum required front yard setback is 50 feet; 40.7 feet is provided. Section 220-165C - Each lot must front upon an approved public street at least 50 feet in width; Laurel Lane has an apparent 33 foot wide right-of-way width along the subject roadway site frontage. Mr. Kotdawala further testified that the following additional variance relief was required: Section 220-48C (Table I) — The minimum required side yard setback is 50 feet; 10.8 feet is proposed along the southerly side property line to the building addition, whereas 34 feet was previously provided. Section 220-35C(4) — No paved terrace shall be permitted closer than 5 feet to any side or rear property line; 3.3 feet is proposed to the relocated access drive from the southerly side property line along the Laurel Lane right-of-way. Section 220-48C (Table I) - The maximum percentage of total lot coverage permitted is 15%; approximately 22.6% is indicated as proposed. Section 220-140 (Table III) — The permitted percentage of building coverage allowed within an R-80 Zone for a principal building shall be 5%; approximately 13.5% is indicated as proposed with the subject building additions. Mr. Kotdawala then testified that relief from the maximum percentage of total lot coverage was required due to the driveway being extended to the garage. He then explained that the relief from the permitted percentage of building coverage was required as a result of the construction of the garage.

Srinivasa Rao Guddeti (Applicant) was sworn in and gave testimony. Mr. Guddeti confirmed that the proposed additions were not meant to permit a multi-family use on the property, but rather that a multi-generational family with a need for two kitchens will be living on-site. Mr. Guddeti further noted that there would only be one utility box and one mailbox and that there would be no separate exterior entrance for an apartment. Mr. Guddeti further agreed that the area of the addition would be mitigated with a recharge system. Mr. Guddeti further confirmed that the driveway encroachment would be eliminated. In response to questions from the Board, Mr. Guddeti also stated that the garage would not have a side entry. Mr. Guddeti further stated that he would remove the front entrance to the sunroom

and continue the same style of siding in that area. The walkway to the entrance of the sunroom would further be removed. In further discussions with the Board, he also stated that the property corner would be marked.

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

A motion in the affirmative as requested

Offered:	Chairman Shapiro	Ayes: 5 (Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
		Nays: 0
Second:	Mr. Zwerin	Absent: 4 (Mr. Solon, Mr. Viridi, Mr. Weilheimer & Mr. Yozzo)
		Recused: 0

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

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes: 4 (Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
		Nays: 0
Second:	Dr. Adler	Absent: 2 (Mr. Solon, Mr. Weilheimer, & Mr. Yozzo)

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

Respectfully submitted
Jennifer Bajar