

TOWNSHIP OF MARLBORO

ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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ZONING BOARD OF ADJUSTMENT

TUESDAY – JANUARY 8, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG
SUNSHINE ACT
MINUTES
PUBLIC SESSION

RE-ORGANIZATION

Approve/revise minutes of Oct. 9, 2018

- Z.B. 18-6665** David Jones - Public Hearing requesting Certification of Pre-existing non-conforming use for Davy Jones Paving, an auto repair garage and a residential rental on same lot, and Appeal of Zoning Officer's Decision, located at 184 Texas Road, Block 108, Lot 3 in the LC zone
- Z.B. 18-6655** John Mullan - Public Hearing to further subdivide two of the three lots, thereby creating a fourth lot, all of which will be undersized for the LC zone they are located in – A Density Variance is now required, located at 67 & 68 Roosevelt Avenue, Block 138, Lot(s) 14.01 & 14.02 in the LC zone
- Z.B. 18-6651** Marlboro North Main, LLC. - Public Hearing for a Subdivision, Preliminary & Final Major Site Plan & Use and Bulk Variances to demolish two existing homes and construct a Convenience Store with a 16 fueling positions and a two story Medical building, located at 108 and 110 North Main Street (US Highway Route 79), Block 213, Lot(s) 3, 4, &10 in the C-2 zone.
- Z.B. 16-6583** Marlboro Muslim Cemetery, Inc. – Continued 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
- Z.B. 18-6652** Miller Landscaping, Co.- Public Hearing for Use Variance to permit five (5) tenants to use the property for the same landscaping use and storage, accessory to principal use, located at 415 Texas Road, Block 147, Lot 12, in the LC zone.
- 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. 18-6670** Tennent Road Wash & Lube, LLC - Public Hearing for a Use variance to allow a car wash and lube in the C-2 Neighborhood Commercial zone, located at 6 Tennent Road, Block 122, Lot(s) 33 in the C-2 zone.
- Z.B. 18-6671** Robert & Dana Stein - Public Hearing for Bulk Variance to place a fence in second front yard with the fence coming off of the front corner of the house and being setback ten (10') feet from the property line, located at 2 Plowshare Court, Block 374, Lot 33, in the R-30/20 zone.
- Z.B. 18-6646** GHM Properties, LLC - Public Hearing for a Bifurcated Use variance for FAR and building height and not meeting the conditions of the conditional use, located at 55 Willow Lane, Block 269, Lot(s) 14 & 15 in the C-3 zone.

RESOLUTIONS

- Z.B. 17-6616** **Goddard Estates, LLC** – Memorialization of Resolution granting a Density Use variance to create a five lot sub-division, located at 42 Vanderburg Road, Block 359.01, Lot 26 in the R-20AH-1 zone
- Z.B. 18-6659** **Gouinda & Sridevi Mondrati** – Memorialization of Resolution granting a Bulk Variance to place a 6’ fence in the side of the property and keep the portion in the rear yard that is in violation of a permit previously granted and to keep a patio that was built within five feet of the rear property line, 12 Mallard Lane, Block 412.04, Lot 13, in the PAC-II zone.
- Z.B. 18-6672** **Ernest And Polivia Serghis** - Memorialization of Resolution granting a Use Variance to construct a 16’ x 18.5’ addition to existing residential home and two new decks 6’ x 9’4” and 11’ x 16’ attached to existing deck with a new 8’ x 12’ pool installed in the larger if the two new deck sections located at 379 Route 79, Block 151, Lot 14, in the C-2 zone.