

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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### Chairman

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Jennifer Bajar

### Attorney

Weiner Law Group, LLP.

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

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

### Planner

CME Associates

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

### Traffic Engineer

Remington & Vernick

Robert Nash, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – APRIL 30, 2019

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

### Z.B. 19-6680

**Billy & Agnes Yan** - Public Hearing for Bulk Variance to keep garage addition built in 1985 with a Permit which exceeds permitted front yard setback in the second front yard, located at 87 Ottawa Road South Morganville, Block 327, Lot 17, in the R-20 zone.

### Z.B. 19-6679

**Jared & Rachel Marder** - Public Hearing for Bulk Variance to construct a 1,1583sq. ft. two story additions to existing house and to keep shed that was built too close to house located at 47 St. Lawrence Way, Marlboro, Block 312, Lot 126, in the R-20 zone.

### Z.B. 19-6681

**Noel & Donna Beal** - Public Hearing for Bulk Variance to renovate existing in-ground pool, to demolish existing concrete patio and replace with paver patio in sand, to replace existing pool code fence within an easement for stream cleaning, put in six, 6 foot tall post lamps, construct a 10' x 10' shed and 65 feet of landscape wall 18" – 24" high within 100 feet of the top of a bank of a stream, located at 5 Prince William Road Morganville, Block 255, Lot 66, in the R-20 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. 18-6670

**Tennent Road Wash & Lube, LLC** - Continued 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. 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. 18-6651

**Marlboro North Main, LLC.** – Continued 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.

## RESOLUTIONS

### Z.B. 18-6655

**John Mullan** – Memorialization of Resolution granting a 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. 19-6677

**Francisco Lopes** - Memorialization of Resolution granting a Bulk Variance to construct an 828 sq. ft. pool with 1331 sq. ft. pool coping/patio, a 507 sq. ft. covered patio and a 916 sq. ft. free-standing garage with 240 sq. ft. of it being a bathroom/cabana area for the pool located at 54 Brown Road, Block 170, Lot 47 in the LC zone

### Z.B. 18-6671

**Robert & Dana Stein** - Memorialization of Resolution granting a 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.