

MARLBORO TOWNSHIP ZONING BOARD

October 15, 2019

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: MS. DiGRANDE, MR. POWERS, MR. VERDI, MR. ZWERIN
and CHAIRMAN SHAPIRO

ABSENT: MR. SOLON, MR. WEILHEIMER and MR. YOZZO

PROFESSIONALS PRESENT: MS. LAURA NEUMANN, P.E., & MR. JOHN MILLER, ESQ.

A motion to approve/amend the minutes of September 10, 2019 was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Powers and Mr. Zwerin

PUBLIC SESSION - There was no one who wished to speak.

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 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.

The Application was carried to the November 12, 2019 Zoning Board meeting without further public notice to property owners.

Z.B. 18-6656 Peter and Patty Bellone - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-21.

The Applicant, Peter Bellone testified that he was seeking bulk variance relief to construct a 399 s.f. wood deck and a 1,500 s.f. polebarn in the rear yard of his property. The pole barn would be used for storing lawn equipment, an automobile and a boat. He agreed to install drywells to improve drainage. He said that the pole barn would have a shop area where he could work on his old Corvette. He also testified that the subject Property would not be used for any commercial purposes.

The Applicant further testified about the variance relief required for the proposed improvements. In response to questions from the Board, Mr. Bellone testified that an existing sandy area would remain in front of the proposed pole barn and that he as not proposing paving or the installation of a stone driveway. The existing wood shed, swimming pool and surround deck in the rear yard of his property would be removed and the existing rear yard slate patio would remain. He added that there are other motor vehicles parked directly behind the existing residential home.

Public Hearing opened.

Joe Biel of 159 Tennent Road stated his concerns about water drainage issues emanating from the Applicant's property onto his property. It was agreed that the Applicant would install drywells to alleviate runoff issues from his property.

Donna Hurley of 2 Duchess Court, Freehold, New Jersey stated that she was the daughter of Mr. Joel Biel and that water runoff from the Applicant's property onto her father's property was a major issue. She stated that the mosquito problem caused by the runoff is "horrendous". She believed that if the Applicant raked the leaves in the back yard, the drainage issue would improve.

The Board Engineer observed that the existing berm aids in the pooling of the water and the water would dissipate faster without that berm.

Andrew Schechter of 158 Tennent Road testified that the Applicants are great neighbors and that he had no objection to the proposed improvements.

There was no one else who wished to speak.

Public Hearing closed.

The applicant agreed to comply with all of the conditions proposed by the resolution.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Zwerin and Chairman Shapiro. Absent: Mr. Solon, Mr. Weilheimer and Mr. Yozzo.

Z.B. 18-6685 Lane and Caroline Rosen - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-20.

The Applicant, Lane Rosen, testified that he was seeking bulk variance relief to construct an 8-foot by 20-foot attached garage addition with a paver driveway, enclose an existing covered rear porch, and construct a front portico with paver patio. He said that the existing paved driveway would be removed. He added that the second floor of the proposed addition would be used as a bedroom for his mother. Mr. Rosen agreed to install a drywell to improve stormwater run-off drainage on his property. He further testified about the variance relief required. In response to questions from the Board, Mr. Rosen further testified that the impervious coverage on the subject Property would remain unchanged.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Powers. In favor: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Zwerin and Chairman Shapiro. Absent: Mr. Solon, Mr. Weilheimer and Mr. Yozzo.

Z.B. 19-6689 Vincent Nigro - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-22.

The Applicant, Vincent Nigro, testified that he was seeking bulk

variance relief to permit a two (2) story addition and a covered patio area on his property. He confirmed that a drywell would be installed to handle the increase in stormwater runoff. The second floor of the proposed addition would increase the size of the existing master suite. He further testified about the variance relief required. Mr. Nigro agreed to remove the existing patio to accommodate the proposed improvements.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Zwerin and Chairman Shapiro. Absent: Mr. Solon, Mr. Weilheimer and Mr. Yozzo.

Z.B. 19-6693 Oren Borenstein - Bulk Variance

The Board took jurisdiction and entered evidence A-1 through A-18.

The Applicant, Mr. Borenstein, testified that he was seeking bulk variance relief to construct a 10 foot by 20 foot shed along the northerly property line of the subject Property. He explained that the proposed shed would be used to store his childrens' bikes, toys and lawn equipment. The Applicant further testified the subject Property was not level and compliance with the 20-foot setback requirement would result in the shed being located in the middle of the rear yard.

He further testified as to the variance relief he required.

In responding to the Board's questions, the Applicant further testified that the existing playground equipment complied with setback requirements and that variance relief was not required.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Powers, Mr.

Virdi, Mr. Zwerin and Chairman Shapiro. Absent: Mr. Solon, Mr. Weilheimer and Mr. Yozzo.

Z.B. 19-6687 NORMAN SWANSON - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL FOR BULK VARIANCES.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Ms. DiGrande. In favor: Ms. DiGrande, Mr. Zwerin

Z.B. 17-6616 GODDARD ESTATES, LLC - MEMORIALIZATION OF RESOLUTION GRANTING APPROVAL OF FINAL MAJOR SITE PLAN.

A motion in the affirmative was offered by Chairman Shapiro, seconded by Mr. Zwerin. In favor: Ms. DiGrande, Mr. Powers, Mr. Zwerin

A motion to adjourn at 8:40 p.m. was offered by Chairman Shapiro, seconded by Mr. Zwerin. One vote was cast.

Respectfully submitted
Susan A. Branagan