

**REGULAR MEETING  
OF THE TOWNSHIP OF MARLBORO  
ZONING BOARD OF ADJUSTMENT  
Remotely Held Public Meeting  
October 27, 2020  
7:30 P.M.**

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. APPROVAL/CORRECTION OF MINUTES:  
October 13, 2020
6. ORDER OF BUSINESS:

**19-6694 Fredrick J Reck and Mary V. Reck**-Continued Public Hearing seeking a Preliminary and final Site Plan, a Use Variance and a Bulk Variance to subdivide two lots located at 30 Hudson Street in the C-1 and LI zone into three lots.

**Z.B. 20-6719 Erin Peterpaul**- Public Hearing seeking a Bulk Variance to construct an approximately 475 s.f. 1 story building addition with covered porch, to include a new walkway and an approximate 201 s.f. 1 story building addition at the northeast corner of the property. The applicant also proposes to construct an above ground pool with 4 foot patio surround, located at 4 Laurel Lane, Block 268.07, Lot 15 within the R-80 Zone.

**Z.B.20-6710 GFY Services**-Public Hearing seeking a Use Variance to construct a 10,000 s.f. commercial building to be utilized as a landscaping and paving business with enclosed parking to include 12 ft by 30 ft truck spaces and an approximate 20 foot by 25 foot outdoor storage bin located at 431 Texas Road, Block 147, Lot 9 within the LC Zone.

**Z.B. 20-6715 Inessa Ostrovski**- Public hearing seeking a Bulk Variance to construct a 2 story building addition (37 s.f.) with a covered porch ( 30 s.q. ) along the northerly side of the dwelling as well as a 1 story addition( 82 s.f.) at the southeast building corner and a porch area ( 12 s.f.) along the south side of the dwelling. A 1 story building (160 s.f.) addition is also proposed along the west side of the accessory shed opposite the existing dwelling.

7. Resolution

**ZB 19-6697**      **Northeastern Development, INC.**-Memorialization of a Resolution granting a Use Variance, located at Route 79, Block 351, Lot 2 & 3 within the C-2 Zone

**20-6713**      **479 Route 520 Associates, LLC.**- Memorialization of a Resolution granting a Use Variance and Amended Preliminary and Final Site Plan located at 479 Route 520, Block 213, Lot 8.01 within the OPT-2 Zone.

8.      ADJOURNMENT

The meeting can be accessed by calling in to the "Webex" phone number and meeting ID indicated below. Then, follow the prompts to join the meeting, pressing # when indicated.

DIAL-IN PHONE NUMBER FOR ATTENDEES:1-408-418-9388 MEETING ID: 173 874 2872  
MEETING LINK FOR ATTENDEES:

<https://marlborocouncil.webex.com/marlborocouncil/onstage/g.php?MTID=ee1afbb175e18defd01b5333306e909aa>  
\*ANYONE WHO WISHES TO SPEAK DURING "CITIZEN'S VOICE" OR COMMENT ON A LISTED APPLICATION SHOULD FOLLOW THE INSTRUCTIONS POSTED ON THE WEBSITE AT