

**REGULAR MEETING
OF THE TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT
Remotely Held Public Meeting
December 8, 2020
7:30 P.M.**

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. 20-6710 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. 20-6716 Shalom Torah Centers-Public Hearing seeking a Bulk Variance to construct a 6 foot high security gate within the access drive to be setback 20 feet from the Amboy Road right of way line, located at 70 Amboy Road, Block 172, Lot 39 within the IOR zone.

Z.B. 20-6722 Richard De Regis- Public Hearing seeking a Bulk Variance to construct an L-shaped wooden deck along the rear of the dwelling and abutting the above ground pool, located at 73 Enclosure Drive, Block 176.02, Lot 44 within the RSCS zone.

Z.B. 20-6720 Mikhail Surman-Public Hearing seeking a Bulk Variance approval to construct a 6 foot high fence within the front yard area along Wilson Avenue, located at 20 Marlboro Street, Block 125, Lot 3 within the R-30/20 zone.

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:179 930 1642

MEETING LINK FOR ATTENDEES:

<https://marlborocouncil.webex.com/marlborocouncil/onstage/g.php?MTID=e811f3129ff4b04bbc0cafa145efeb320>

*ANYONE WHO WISHES TO SPEAK DURING "CITIZEN'S VOICE" OR COMMENT ON A LISTED APPLICATION SHOULD FOLLOW THE INSTRUCTIONS POSTED ON THE WEBSITE AT