

**REGULAR MEETING
OF THE TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT
Remotely Held Public Meeting
May 25, 2021
7:30 P.M.**

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. APPROVAL/CORRECTION OF MINUTES:
April 27, 2021
6. ORDER OF BUSINESS:

Z.B. 21-6738 Richard Faviano- Public Hearing for a Use Variance to construct a mother-daughter addition to the existing dwelling to include two bedrooms, bathroom, living room and kitchenette located at 5 Linford Court Block 214.04, Lot 3 within the SCPR Zone.

ZB 20-6713A Neurology Center for Epilepsy & Seizures, LLC.- Public Hearing seeking a Use Variance approval to expand the size of the medical office to incorporate overnight continuous video EEG's monitoring for patients No revisions to the previously approved site located at 479 Route 520 Block 213, Lot 8.01 located within the OPT-2 Zone.

ZB 21-6736 Joseph Spina- Public Hearing seeking a Bulk Variance to construct an in-ground pool in the rear of the lot located at 27 Brookside Circle, Block 312, Lot 151 within the R-20 Zone

ZB 21-6729 405 Route 9, LLC-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan to construct 9,648 s.f. building to accommodate a restaurant with a drive thru restaurant and two retail units and 69 parking spaces, located at 405 Route 9 Block 288, Lot 370 and 371 within the C-3 Zone.

ZB 21-6737 James and Mary Kocher-Public Hearing seeking a Bulk Variance to construct a second two story dwelling with a two car garage, an in-ground pool and driveway located at 6 Marsielle Terrace Block 153, Lot 100 within the LC Zone

ZB 21-6732 394 Route 79, LLC.- Public Hearing seeking a Use Variance and Final Major Site Plan approval to construct a 16,260 s.f. warehouse/office flex building with a 22 vehicle parking area located at 349 Route 79, Block 153, Lot 7 within the CS Zone

7. RESOLUTIONS

Z.B. 21-6735 CRP Royal Pines, LLP- Memorialization granting an Amended Preliminary and Final Site Plan approval to correct the bedroom unit mix as was indicated in the original Resolution Located at 365 Route 9 Block 299, Lot 3 within the C-3 Zone.

Z.B. 21-6734 Marcus Pettyjohn- Memorialization granting a Bulk Variance to construct an addition to the existing 1 ½ story dwelling which includes a two car garage. The existing driveway is proposed to be extended to the garage and a deck is proposed to be attached to the dwelling located at 388 Route 79 Block 160.01, Lot 1 within the LC Zone

Z. B. 21-6730 David Fisher- Memorialization granting a Bulk Variance to construct an approximately 541 s.f. pool house within the Southwest corner of the property, located at 53 Rutledge Road Block 360, Lot 25.30 within the R-20AH-1 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:
173 871 9602

MEETING LINK FOR ATTENDEES:

<https://marlborocouncil.webex.com/marlborocouncil/onstage/g.php?MTID=e7f86b6bc8864f9abbd116d13b612a875>

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