

**REGULAR MEETING  
OF THE TOWNSHIP OF MARLBORO  
ZONING BOARD OF ADJUSTMENT  
Remotely Held Public Meeting  
November 9, 2021**

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. APPROVAL/CORRECTION OF MINUTES:  
October 26, 2021
6. ORDER OF BUSINESS:

**Z.B. 21-6756 Shahab Jan**-Public Hearing seeking Bulk Variance to construct a new fence within the front yard property located at 15 Roosevelt Avenue Block 125, Lot 7 within the R30/20 Zone.

**Z.B. 20-6723A Real Edge**- Continued Public Hearing seeking Preliminary and Final Major Subdivision approval to subdivide the property into two new lots located at 14 Wooleytown Road, Block 120.02, Lot 38 within the RSCS Zone.

**Z.B. 21-6746 142 Amboy Road, LLC**- Public Hearing seeking a Bi-Furcated Use Variance approval to construct a three story self-storage building and a 1 story flex use building and two exterior accessory storage buildings with 154 parking spaces, and sidewalks locate at 142 Amboy Road Block 172, Lot 33 within in the LC Zone.

**Z.B. 21-6754 Vision Marlboro, LLC**-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a storage facility consisting of seven total buildings. 4 two story buildings, 4 one story storage buildings and one office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone.

**Z.B.21-6763 134 County Road 520**-Public Hearing seeking an Appeal of Zoning Code Officer decision located at 134 Route 520 Block 176, Lot 116 located within the IOR Zone

## 7. RESOLUTIONS

**Z.B. 21-6755 Anthony Chan & Anita Siu**-Memorialization granting Bulk Variance approval to remove the existing deck to construct an exterior covered patio connected to the rear of the dwelling located at 210 Deerfield Road, Block 180.01 Lot 19 located within the R40/30 Zone.

**Z.B.21-6732 394 Route 79**-Memorialization granting Use Variance and Preliminary and Final Major Site Plan approval to construct a 16,260 sf warehouse/office flex building with a 22 vehicle parking area, located at 394 Route 79 Block 153 Lot 7 within the CS Zone.

**Z.B.21-6752 Jewish Russian Center**-Memorialization granting Preliminary and Final Major Site Plan with Use Variance approval to construct a 9,996 s.f. two story addition with basement to the rear of the existing building, located at 176 Route 79 Block 207, Lot 10 within the LC Zone.

**Z.B. 21-6751 Jeremie Saada**-Memorialization granting a Bulk Variance approval to construct a second floor addition to the existing dwelling located at 5 Branch Court, Block 412, Lot 126 within the PAC Zone.

**Z.B.21-6757 Rahab Khalil**-Memorialization granting an Amended Bulk Variance approval for an in ground pool and rear year patio layout located at 7 Orchard Hills Road Block 157, Lot 27 within the LC Zone.

**Z.B. 19-6686A- Lucas Holdings, LLC**- Memorialization denying a Use Variance approval to utilize a portion of the property as a truck terminal, located at 173 Amboy Road, Block 178, and Lot 292 within the IOR 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:

2339 025 4336

MEETING LINK FOR ATTENDEES:

<https://marlborocouncil.webex.com/marlborocouncil/onstage/g.php?MTID=eb64b9ea185e6207249c2933895a50be8>

ANYONE WHO WISHES TO SPEAK DURING "CITIZEN'S VOICE" OR COMMENT ON A LISTED APPLICATION SHOULD FOLLOW THE INSTRUCTIONS POSTED ON THE WEBSITE AT [www.marlboro-nj.gov](http://www.marlboro-nj.gov)