

**MARLBORO TOWNSHIP ZONING BOARD**  
**February 23, 2021**

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD HELD REMOTELY WAS CALLED TO ORDER BY THE ZONING BOARD VICE CHAIRMAN ALAN ZWERIN AT 7:30 P.M.

SALUTE THE FLAG

VICE CHAIRMAN ALAN ZWERIN OPENED UP THE MEETING AND ANNOUNCED THAT PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, NOTICE OF THIS REGULARLY SCHEDULED MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MARLBORO WAS SENT TO THE ASBURY PARK PRESS, THE STAR LEDGER, NEWS TRANSCRIPT. PUBLISHED IN THE ASBURY PARK PRESS ON January 16, 2021; POSTED IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE OFFICE OF THE MUNICIPAL CLERK AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT: MS. DIGRANDE, MR. LEVIN, MR. POWERS, MR. WEILHEIMER, MR. VIRDI, MR. SOLON, MR. YOZZO and VICE CHAIRMAN ZWERIN

ABSENT: CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT: Laura Neumann P.P, P.E., Ron Cucchiaro ESQ.

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

A motion to approve/amend the minutes of January 26, 2021 was offered by Vice Chairman Zwerin, seconded by Ms. DiGrande. All Approve

A motion to approve/amend the minutes of February 9, 2021 was offered by Alon Solon, seconded by Ms. DiGrande. All Approve

**Z.B. 21-6728 William Zieden-Weber-** - Public Hearing seeking a Bulk Variance approval to construct an inground swimming pool with associated patio in the rear yard, located at 53 Petra Drive, Block 119.03, Lot 10 within the RSCS Zone.

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

Board Member Matt Weilheimer has recused himself from proceedings.

Dante Alfieri is appearing on behalf of the applicant. Mr. William Zieden-Weber-Owner of residence was sworn in. The applicant is looking to install a pool to be used for therapeutic and recreational use. They are before the Board for variances, due to an existing condition, setbacks and lot coverage.

The family is willing to install a stormwater system as required and put pavers around the pool instead of concrete to decrease lot coverage. The home is uniquely shaped and they are looking to install a pool similar to other homes in the area. The applicants will address and adhere to all comments in the Engineers report.

Public Hearing opened.

There was no one who wished to speak.

Public Hearing closed

A Motion was offered by Vice Chairman Alan Zwerin and seconded by Ms. DiGrande to Grant a Bulk Variance Bulk Variance approval to construct an inground swimming pool with associated patio in the rear yard, located at 53 Petra Drive, Block 119.03, Lot 10 within the RSCS Zone and passed with a roll call of 7-0. Approve: MS. DiGrande, Mr. Levin, Mr. Powers, Mr. Virdi Mr. Yozzo, Mr. Solon and Vice Chairman Zwerin.

**Z.B. 19-6683A K. Hovnanian at Marlboro Place, LLC -**

Memorialization granting an Amended Preliminary and Final Major Subdivision approval, located at Buckley Road, School House Road and NJ state Highways Route 79 and 18, Block 355, Lot 6,7,8 & 11 within the C-2 Zone. Tabled to March 9, 2021

**Z.B. 20-6720 Mikhail Surman**-Memorialization granting 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. Tabled to March 9, 2021

**Z.B.20-6726 Yefremov & Sarkane**-Memorialization granting a Bulk Variance to construct an inground swimming pool with an associated patio within the rear yard. Located at 128 Micki

Drive, Block 305, Lot 10 within the R-20 Zone. Tabled to March 9, 2021

**Z.B. 20-6727 Utrobina**- Memorialization granting a Bulk Variance approval to construct an inground swimming pool, within the rear yard area, with a stormwater recharge chamber to mitigate increased drainage, located at 309 Brian Drive, Block 311, Lot 5 within the R-20 zone. Tabled to March 9, 2021

**Z.B. 20-6725 Hernandez 4-6 Ardlsey Place** -Memorialization granting a Bulk Variance to construct a two story dwelling with associated porches, walks, a breezeway connected garage, an inground pool with patio surround and cabana as well as an accessory shelter structure having access by a gravel driveway along the Ardsley place frontage structure approval, located at 4-6 Ardsley Place, Block 171, Lot 79 within the L-C Zone. Tabled to March 9, 2021

A motion to adjourn at 7:45 p.m. was offered by Vice Chairman Zwerin, seconded by Ms. DiGrande. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein