

MARLBORO TOWNSHIP ZONING BOARD
March 23, 2021

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

SALUTE THE FLAG

CHAIRMAN MICHAEL SHAPIRO 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. POWERS, MR. VIRDI MR. WEILHEIMER, MR. SOLON, MR. YOZZO, MR. ZWERIN and CHAIRMAN SHAPIRO

ABSENT: MR. LEVIN

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

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

Motion to Approve the February 23, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Powers, all approve

Motion to approve the March 3, 2021 minutes was made by Chairman Shapiro, 2nd by Mr. Powers, all approve

Z.B. 19-6686A- Lucas Holdings, LLC- Public Hearing seeking 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. Application has been tabled to April 27, 2021. No new notice is required.

Z.B. 21-67628 Zieden-Weber-Motion to approve Memorialization

granting a Bulk Variance approval to construct an inground swimming pool with associated patio in the rear yard, was made by Chairman Shapiro, 2nd by Mr. Powers. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Yozzo, and Mr. Zwerin.

Z.B. 19-6683A K. Hovnanian at Marlboro Place, LLC -Motion to approve Memorialization granting an Amended Preliminary and Final Major Subdivision approval was offered by Chairman Shapiro, 2nd by Mr. Solon. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

Z.B. 20-6720 Mikhail Surman-Motion to approve Memorialization granting a Bulk Variance approval to construct a 6 foot high fence within the front yard area was made by Chairman Shapiro, 2nd by Ms. DiGrande. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Zwerin and Chairman Shapiro.

Z.B.20-6726 Yefremov & Sarkane-Motion to approve Memorialization granting a Bulk Variance to construct an inground swimming pool with an associated patio was offered by Chairman Shapiro and 2nd by Mr. Powers. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

Z.B. 20-6727 Utrobina- Motion to Approve 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 was offered by Chairman Shapiro, 2nd by Ms. DiGrande. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Zwerin and Chairman Shapiro.

Z.B. 20-6725 Hernandez 4-6 Ardlsey Place -Motion to approve 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 Ardsley Place was offered by Chairman Shapiro, 2nd by Mr. Powers. Approved by Ms. DiGrande, Mr. Powers, Mr. Viridi, Mr. Solon, Mr. Weilheimer, Mr. Yozzo, Mr. Zwerin and Chairman Shapiro.

A motion to adjourn at 7:50pm p.m. was offered by Chairman Shapiro, seconded by Mr. Powers. One vote was cast.

Respectfully submitted,

Suzanne Rubinstein