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November 5, 2020

Marlboro Township Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

Re: DeRegis (ZB20-6722_
Bulk Variance – Engineering and Planning Review #1
Block 176.02 Lot 44
Location: 73 Enclosure Drive
Zone: RSCS (Residential)
CME File No.: HMRZ0176.22

Dear Board Members:

Our office received the following information in support of the above-referenced application for Bulk Variance approval:

- Survey of Property (1 sheet) prepared by Charles Surmonte, PE/PLS dated May 6, 2014, unrevised;
- Architectural Rendering and Site Aerial Imagery;
- A development application.

In accordance with your authorization, our office has reviewed the Bulk Variance application package for the above-referenced site and offer the following comments:

1. Project Description

The subject 7,500 s.f. property is within an RSCS Zone District and contains 75 feet of frontage along the westerly side of Enclosure Drive approximately 303 feet south of the Jarrett Court intersection. Currently, the property contains a 2-story dwelling with associated walks, an above ground swimming pool within a fence enclosed rear yard, and a paved drive along the subject site frontage.

The Applicant proposes to construct an L-shaped wooden deck along the rear of the dwelling and abutting the above ground pool. The deck would provide a rear yard setback of 10 foot matching same provided for the existing pool.



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2. Surrounding Uses

Properties adjoining the subject site along and opposite Enclosure Drive are similarly zoned RSCS containing a mix of residential parcels while the property to the rear of the site contains a fence enclosed walled retention basin.

3. Zoning Compliance

The subject property is situated within a RSCS Zone District. The table below summarizes the zone requirements and bulk measures for the property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	7,500 s.f.	7,500 s.f.
Minimum Lot Frontage	75 feet	75 feet
Minimum Lot Width	75 feet	75 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard Setback	25 feet	22.8 feet (EC)
Minimum Side Yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	30 feet	30 feet
Minimum Rear Yard Setback (Accessory)	20 feet	10 feet (V)
Maximum Building Height	35 feet	≤35 feet
Maximum Building Height (Accessory)	15 feet	≤15 feet
Maximum % of Lot Coverage (Buildings)	32%	≤32%
Maximum % of Lot Coverage (Impervious)	38%	≤38%



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(V) – Variance Required (EC) – Existing Condition

The following is an existing condition which appears to remain pertinent to the property:

- a. **Section 220-64B(e)** – The minimum required front yard setback is 25 feet; 22.8 feet is existing.

The Applicant has requested a variance for the following with this application:

- b. **Section 220-64B(g)** – The minimum required rear yard setback is 20 feet; 10 feet is proposed to the deck.

In addition to the above, the following relief appears necessary:

- c. **Section 220-140C** – The minimum distance between an accessory building or structure from any other building(s) on the same lot shall be 10 feet; the proposed deck directly abuts the pool.

4. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Bulk Variance (Residential Deck) \$150.00

Subtotal Nonrefundable Application Fees: \$150.00

b. **Professional Services Escrow Fees:**

Bulk variances (Residential Deck) \$1,200.00

Subtotal Professional Services Escrow Fees: \$1,200.00

We recommend the Township collect \$150.00 in nonrefundable application fees and \$1,200.00 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

5. The Applicant should be prepared to discuss the following issue with the Board:

- a. Whether any railing/barrier, including locking gate, would be required between the pool and deck.



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- b. The architectural renderings appear to indicate a walkway area along the north and east sides of the pool and deck which should be verified/clarified with the Board regarding whether same is existing or proposed as well as surface material for said area(s).
- c. Existing location/proposed relocation of any ground level stairs to the above ground pool should be indicated.
- d. Confirmation of existing and proposed lot coverage.
- e. The need for any deck/railing details to be provided should be discussed.
- f. Any approvals/permits required by outside agencies. The Applicant shall address the board regarding the status of all outside agency approvals and copies of all said approvals shall be forwarded to our office.

Based upon the minor nature of the information requested, we recommend that this application is deemed complete subject to the Applicant complying with all applicable notification requirements as set forth in the Marlboro Township Land Use Ordinance and the Municipal Land Use Law and the granting of various submission waivers indicated above.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions regarding the above matter, please do not hesitate to call.

Very truly yours,

Laura J. Neumann, PE, PP
Zoning Board of Adjustment Engineer and Planner

LJN/BM;
Enclosure(s);
cc: Dean Staknys, PE – Assistant Township Engineer
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Richard DeRegis – Applicant