

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

December 2, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: Greer (ZB20-6714)
Bulk Variance - Engineering & Planning Review #1
Block 176 Lot 89
Location: 28 East Frances Avenue
Zone: R-20 (Residential)
Our File: H-MR-Z0176.23

Dear Zoning Board Members:

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

- Calculations, Site Plan, Existing Floor Plans (1 sheet) prepared by Synergic Design dated June 2, 2020 unrevised;
- Location Survey (1 sheet) prepared by All-County Surveying PC dated March 9, 2020, unrevised;
- A Development Application and Checklist.

In accordance with your authorization, we have reviewed this application for Bulk Variance approval and offer the following comments:

1. Project Description

The subject 20,000 s.f. property is within an R-20 Zone District and contains 100 feet of frontage along the east side of East Frances Avenue approximately 1,513 feet north of the Route 520 intersection. Currently, the property contains a 1-story dwelling with associated front porch and walk, rear patio area, an accessory shed, perimeter rear yard fencing, and a paved driveway along the site frontage.

The Applicant is seeking Bulk Variance approval to construct a 1-story building addition (600 s.f.; 24 feet by 25 feet) at the rear southeast corner of the existing dwelling.



Marlboro Township Zoning Board
 Re: Greer (ZB20-6714)
 Bulk Variance – Engineering and Planning Review #1

December 2, 2020
 H-MR-Z0176.23
 Page 2

2. Surrounding Uses

Properties along and opposite East Frances Avenue are similarly zoned R-20 and contain a mix of residential parcels. Properties east of the site are zoned MZ containing the Marlin Estates Park recreation area with properties further east zoned IOR containing a mix of commercial uses.

3. Zoning Compliance

The subject property is situated within an R-20 Zone District. The table below summarizes the bulk measures and zone requirements for the property.

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minim Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.
Minimum Lot Frontage	100 feet	100 feet	100 feet
Minimum Lot Width	100 feet	100 feet	100 feet
Minimum Lot Depth	150 feet	200 feet	200 feet
Minimum Front Yard Setback	40 feet	87 feet	87 feet
Minimum Side Yard Setback	10 feet	10 feet	20 feet ± (building addition)
Minimum Rear Yard Setback	50 feet	73 feet	50 feet ± (building addition)
Minimum Side Yard Setback (Accessory)	10 feet	7 feet ± (*)	7 feet ± (*)
Minimum Rear Yard Setback (Accessory)	20 feet	42 feet ±	42 feet ±
Maximum Building Height	35 feet	15 feet ±	14 feet ± (building addition)



Marlboro Township Zoning Board
 Re: Greer (ZB20-6714)
 Bulk Variance – Engineering and Planning Review #1

December 2, 2020
 H-MR-Z0176.23
 Page 3

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Maximum Building Height (Accessory)	15 feet	<15 feet	<15 feet
Minimum Gross Floor Area	1, 500 s.f.	2,000 s.f. ±	2,601 s.f. ±
Minimum Ground Floor Area	1,000 s.f.	2,000 s.f. ±	2,601 s.f. ±
Maximum Percentage of Total Lot Coverage	28%	25.5% ±	28.5% ± (V)

(V) – Variance Required

(*) Section 220-140E(2)(a) permits accessory shed structures less than 150 s.f. in area and 11 feet in height to have a minimum 5 foot side and rear yard setback on lots equal to or greater than 20,000 s.f. but equal to or less than 40,000 s.f. in area.

The Applicant has requested the following variances with this application:

- a. **Section 220-56 (Table I)** – The maximum percentage of lot coverage permitted is 28%; approximately 28.5% is proposed with the subject building addition.
- b. **Section 220-56 (Table III)** – The maximum percentages of principal building coverage permitted within R-20 District is 11%; approximately 13% is indicated as proposed with the subject building addition. We note approximately 14.1% proposed including front porch area.

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

- c. **Section 220-140D (Table III)** – The maximum percentage of total building coverage permitted within an R-20 District is 14%; approximately 14.5% appears provided including the existing dwelling and proposed addition, front porch and accessory shed.
4. The Applicant has not requested any waivers from providing required checklist submission items, however, the following Bulk Variance Checklist items should be provided or waiver requested:
- a. Key Map at scale of 1 inch equals 1,000 feet



Marlboro Township Zoning Board
Re: Greer (ZB20-6714)
Bulk Variance – Engineering and Planning Review #1

December 2, 2020
H-MR-Z0176.23
Page 4

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

a. **Nonrefundable Application Fees:**

Bulk Variance (Residential Addition) \$150.00

Subtotal Nonrefundable Application Fees: \$150.00

b. **Professional Services Escrow Fees:**

Bulk variances (Residential Addition) \$1,500.00

Subtotal Professional Services Escrow Fees: \$1,500.00

We recommend the Township collect \$150.00 in nonrefundable application fees and \$1,500.00 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.

6. The Applicant should be prepared to discuss the following issues with the Board:

- a. Whether any lot regrading and/or tree removal is required to accommodate the proposed building addition.
- b. The stormwater management of the property, including the need for any drywell system.
- c. The Survey Plan indicates stone columns existing along the site driveway and compliance with Ordinance Section 220-45 regarding said structures must be reviewed.
- d. Existing fence height and type(s) should be clarified with the Board, including compliance with Ordinance Section 220-95, as well as whether any fencing constitutes and encroachment onto or from the subject property.
- e. Verify scale of the Site Plan indicated on the Architect Plan, also the Site Plan indicates existing driveway extended as shown which should be clarified.
- 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.



Marlboro Township Zoning Board
Re: Greer (ZB20-6714)
Bulk Variance – Engineering and Planning Review #1

December 2, 2020
H-MR-Z0176.23
Page 5

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 with regard to the above matter, please do not hesitate to call.

Very truly yours,
CME ASSOCIATES

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

LJN/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. - Zoning Board Attorney
Ryan Greer - Applicant
Synergic Design. – Applicant's Architect