



December 23, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: Hernandez (ZB20-6725)
Bulk Variance – Engineering and Planning Review #1
Block 171 Lot 79
Location: 4-6 Ardsley Place
Zone LC (Land Conservation)
Our File: H-MR-Z0171.22

Dear Zoning Board Members:

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

- Plot Plan (2 sheets) prepared by Insite Engineering, LLC dated September 25, 2020, last revised November 13, 2020;
- Boundary and Topographic Survey (1 sheet) prepared by Insite Engineering, LLC, dated May 30, 2020 last revised July 17, 2020
- A Development Application.

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

1. Project Description

The subject 12 acre property is located within an LC Zone District and contains 250 feet of frontage along the east side of Ardsley Place, approximately 237 feet north of the Station Road intersection. Currently, the property is vacant/wooded and includes a pond area and various building remains. A portion of Deep Run Brook traverses along the rear property line and easterly portion of the northern side property line with wetland buffers and a 100 year flood limit associated with same encumbering the site. A portion of the Henry Hudson Trail also borders the rear property line.

The Applicant is seeking Bulk Variance approval to construct a 2-story dwelling with associated porches, walks, a breezeway connected garage, an inground swimming pool with patio surround and cabana structure, as well as an accessory shelter structure having access by a gravel driveway along the Ardsley Place site frontage. No improvements are



Marlboro Township Zoning Board
 Re: Hernandez (ZB20-6725)
 Bulk Variance – Engineering and Planning Review #1

December 23, 2020
 H-MR-Z0171.22
 Page 2

proposed within the onsite wetland or flood limit and the dwelling is to be serviced by municipal water and an onsite septic disposal system.

2. Surrounding Uses

Properties north and south of the subject site are similarly zoned LC and contain a mix of vacant/wooded lots, residential properties and residential/agricultural parcels. Properties opposite Ardsley Place are zoned R-40AH also containing residential parcels. Properties opposite the Henry Hudson Trail are zoned C-2 and contain a mix of commercial uses, a day care center facility and scattered residential parcels fronting along NJ State Highway Route 79.

3. Zoning Compliance

The subject property is situated within an LC Zone District and the table below summarizes the zone requirements and bulk measures for the property:

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	5 acres	12.0 acres (EC)
Minimum Lot Frontage	400 feet	250 feet ±(EC)
Minimum Lot Width	400 feet	250 feet ± (EC)
Minimum Lot Depth	500 feet	>500 feet
Minimum Front Yard Setback	75 feet	298 feet ±
Minimum Front Yard Setback (Accessory)	100 feet	N/A
Minimum Side Yard Setback	75 feet	59.2 feet ± (V)
Minimum Side Yard Setback (Accessory)	40 feet	89.4 feet
Minimum Rear Yard Setback	75 feet	>75 feet
Minimum Rear Yard Setback (Accessory)	40 feet	>40 feet
Maximum Building Height	35 feet	33.6 feet ±
Maximum Building Height (Accessory)	40 feet	<40 feet
Minimum Gross Floor Area	1,900 s.f.	>1,900 s.f.
Minimum Ground Floor Area	1,200 s.f.	3,653 s.f. ±
Maximum Percentage of Lot Coverage	5%	4.6% ±

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



Marlboro Township Zoning Board
Re: Hernandez (ZB20-6725)
Bulk Variance – Engineering and Planning Review #1

December 23, 2020
H-MR-Z0171.22
Page 3

The following are existing conditions which would remain pertinent to the site:

- a. **Section 220-47C (Table I)** – The minimum required lot frontage is 400 feet; 250 feet is provided.
- b. **Section 220-47C (Table I)** – The minimum required lot width is 400 feet; approximately 250 feet is provided along the required front setback line.

The Applicant has requested the following variances with this application:

- c. **Section 220-47C(Table I)** – The minimum required side yard setback is 75 feet; 59.2 feet is proposed to the garage which is connected to the dwelling by a breezeway.
- d. **Section 220-140D(1)(Table III)** – The maximum permitted building area for accessory structures within an LC Zone is 1,089 s.f.; approximately 1,371 s.f. is proposed for the pool cabana and accessory shelter structure.

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

- e. **Section 220-35D(22)** – No septic tank or cesspool or septic tank tile field or part thereof shall be constructed closer to any property line than 20 feet; the proposed septic field is located 10 feet from the side property line.
 - f. **Section 220-169A(2)** – Driveways shall be paved with a uniform two (2) course overlay provided that any driveway within a LC Zone over 75 feet in length shall only be required to be paved to 40 feet from the street edge of pavement or right-of-way; a gravel driveway with an approximately 5 foot apron is proposed.
4. The Applicant has not requested any waivers from providing required checklist submission items, however, the following required Bulk Variance checklist item should be provided or a waiver requested:
- a. For a proposed addition or new construction, a sealed architectural sketch shall be submitted.
5. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Hardship or Bulk Variance (Residential Use)	\$250.00
---	----------



Marlboro Township Zoning Board
Re: Hernandez (ZB20-6725)
Bulk Variance – Engineering and Planning Review #1

December 23, 2020
H-MR-Z0171.22
Page 4

Subtotal: \$250.00

b. Professional Services Escrow Fees:

Bulk Variance (Residential single-family dwellings, sports courts, pools, additions) \$1,500.00

Subtotal: \$1,500.00

We recommend the Township collect \$250.00 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. The need for any Architectural Plans for the proposed dwelling, as well as the pool cabana and/or run-in shelter. At a minimum, the amenities to be provided and any utilities to be extended to the accessory structures, especially the cabana, must be clarified with the Board.
 - b. Compliance with Residential Site Improvement Standards (RSIS) parking requirements for the proposed dwelling.
 - c. The use of the run-in shelter and associated fence enclosed area.
 - d. The stormwater management of the site, as well as any stream corridor preservation and/or flood damage prevention measures should be reviewed. A stormwater management system is indicated to be provided onsite, however, no supporting design calculations are provided.
 - e. Any permits/approval required by outside agencies. The Applicant shall discuss the status of all outside agencies with the Board and copies of all outside agency approvals shall be forwarded to this office.
7. Based upon our review of the plans, we offer the following:
 - a. The lot area indicated within the Zone Data Schedule differs from that indicated for the property, please clarify.



Marlboro Township Zoning Board
Re: Hernandez (ZB20-6725)
Bulk Variance – Engineering and Planning Review #1

December 23, 2020
H-MR-Z0171.22
Page 5

- b. Provide a Depressed Curb and Apron Detail for the access drive and a Road Restoration Detail for the proposed utility connections

Based upon the minor nature of the information requested, we recommend that this application be deemed **complete** subject to the Applicant complying with all applicable notification requirements as set forth within the Municipal Land Use Law.

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 of Adjustment
Engineer and Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
David and Stacey Hernandez – Applicant
Insite Engineering, Inc. – Applicant's Engineer/Surveyor
Rick Brodsky, Esq. – Applicant's Attorney