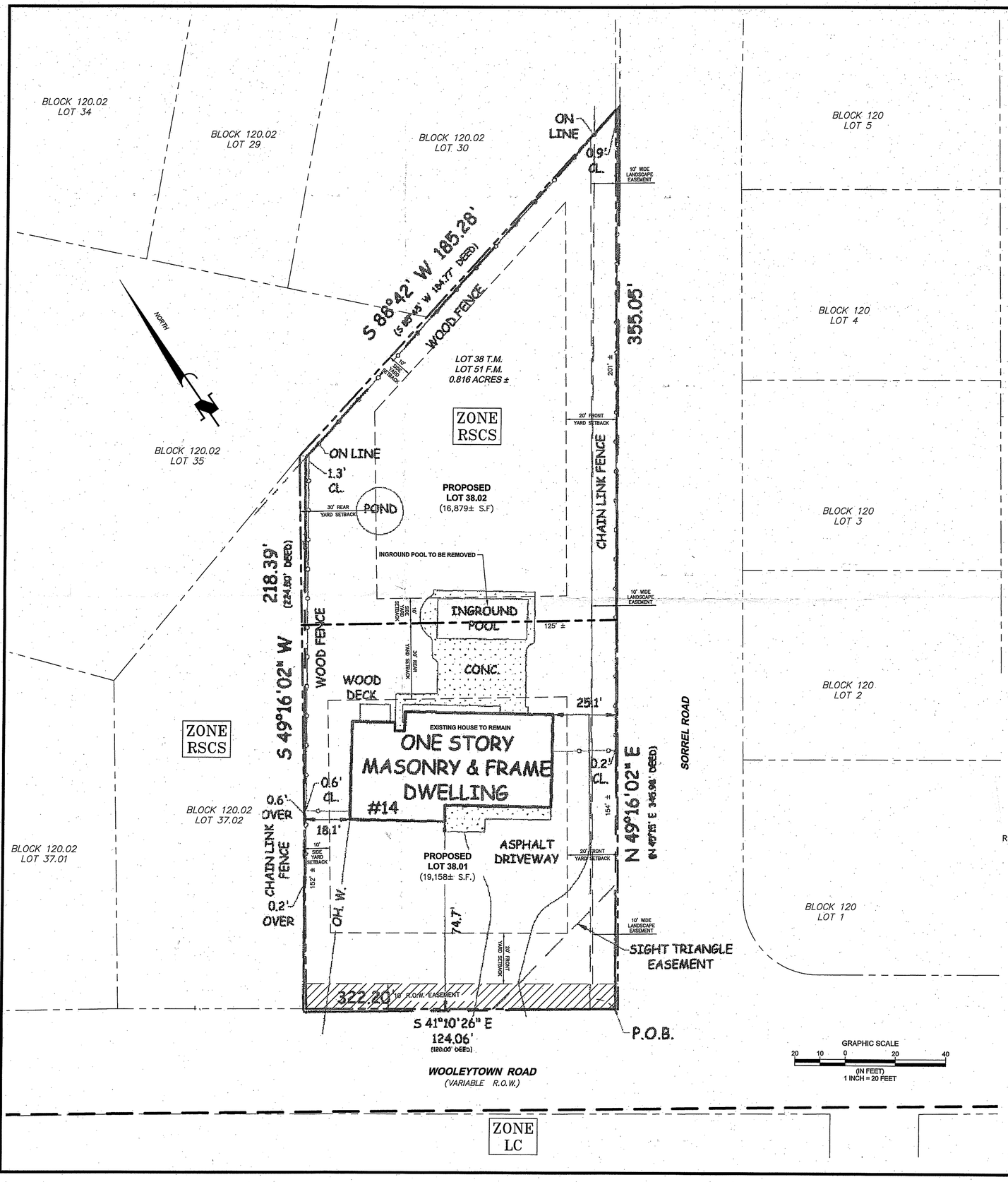
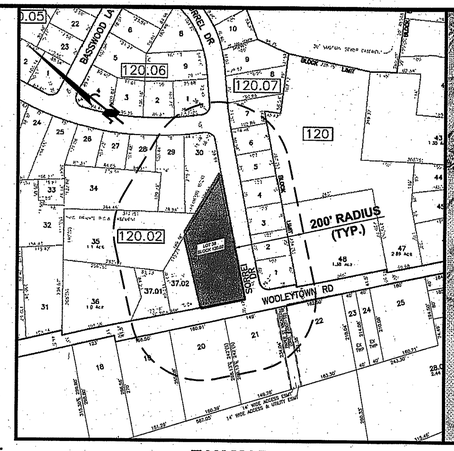
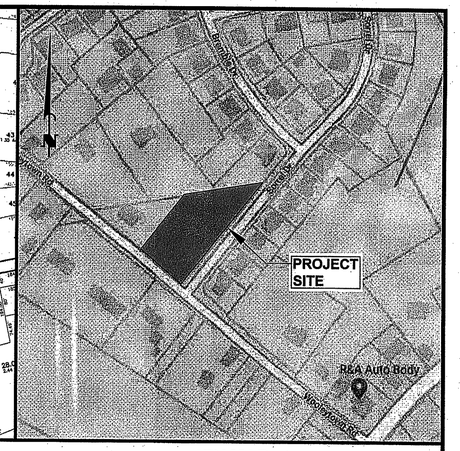




TAX MAP
SCALE: 1"=200'



KEY MAP
SCALE: 1"=200'

PROPERTY WITHIN 200 FEET OF BLOCK 120.02, LOT 38

Block-Lot: 103-17.05
HINDU AMERICAN TEMPLE & CULTURAL SO
31 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 38 WOOLEYTOWN ROAD

Block-Lot: 147-24
PATAS, GERALD & DIANE
72 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 72 WOOLEYTOWN ROAD

Block-Lot: 147-25
BOHN, WILLIAM J. & TERESA ANN
74 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 74 WOOLEYTOWN ROAD

Block-Lot: 147-28
SARKAR, GILBERT K. & CHAITANA
98 WOOLEYTOWN ROAD
MORGANVILLE, N.J. 07751
RE: 98 WOOLEYTOWN ROAD

Block-Lot: 147-29
SARASWAT, VIJAY & SHARTA
81 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 81 WOOLEYTOWN ROAD

Block-Lot: 120.03-27.02
MARLBORO BUILDERS AND INVESTORS LLC.
8 STATION ROAD
MORGANVILLE, NJ 07751
RE: 18 WOOLEYTOWN ROAD

Block-Lot: 120.02-28
SCHMITT, MARY ANN
29 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 29 WOOLEYTOWN ROAD

Block-Lot: 120.02-29
VENKATAKAMAL, BHAVANATHAN & RAMANTHI
140 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 140 BRAMBLE DRIVE

Block-Lot: 120.02-1
MINERVINI, JOHN JR & KATHY M MORGAN
201 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 201 SORREL DRIVE

Block-Lot: 120-48
LITTLEJOHN, GLORIA
31 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 31 WOOLEYTOWN ROAD

Block-Lot: 120.01-7
COLAO, RONALD & DOROTHY M.
141 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 115 SORREL DRIVE,

Block-Lot: 120-47
STEWART, RALPH E & ANN
12 WINCHESTER ROAD
MARLBORO, NJ 07746
RE: 4 WOOLEYTOWN ROAD

Block-Lot: 120.01-4
RAVITHANKAN, SURESH & KOMALS.
211 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 211 SORREL DRIVE

Block-Lot: 120.01-3
WANG, GANG & YUN LIU
209 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 209 SORREL DRIVE

Block-Lot: 120.01-2
MEHTA, LOVEGEEP
207 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 207 SORREL DRIVE

Block-Lot: 120.01-1
POMETTI, GEORGE & JOAN M.
205 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 205 SORREL DRIVE

Block-Lot: 120.03-2
DAS, SNADEEP & MEETA, PALLAVI
203 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 203 SORREL DRIVE

Block-Lot: 120.04-1
CHEN, YE TUNG & YUK CHI SZE
145 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 145 BRAMBLE DRIVE

Block-Lot: 120.02-34
HEITZER, DOROTHY A.
25 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 25 WOOLEYTOWN ROAD

Block-Lot: 120.03-28
CIARCIO, THOMAS P. & ALLA PISTIKEN
142 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 142 BRAMBLE DRIVE

Block-Lot: 120.03-27
MARTINIELLO, VITORIA
144 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 144 BRAMBLE DRIVE

Block-Lot: 120.03-26
HUDACKO, GERALD D. & PATRICIA
34 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 34 WOOLEYTOWN ROAD

Block-Lot: 120.03-22.01
WOOLEYTOWN REAL ESTATE, LLC
8 STATION ROAD
MORGANVILLE, NJ 07751
RE: 12 WOOLEYTOWN ROAD

Block-Lot: 120.01-5
ETCHEN, CURTIS P. & CAVIN H.
213 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 213 SORREL DRIVE

GENERAL NOTES:

OWNER SHIMSHON HERZ
156 VINTAGE CIRCLE
LAKEWOOD, NJ 08701

APPLICANT: REAL EDGE, LLC
156 VINTAGE CIRCLE
LAKEWOOD, NJ 08701

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
   A. A SURVEY PLAN ENTITLED, "PLAN OF SURVEY, SHIMSHON HERZ, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, BLOCK 120.02, LOT 38", DATED FEB. 26, 2020, PREPARED BY BRUNSWICK WEST, INC.
   A. TOWNSHIP OF MARLBORO TAX MAP SHEET NO. 14, DATED JULY 2017.
2. PROPERTY KNOWN AS 14 WOOLEYTOWN ROAD, BLOCK 120.02, LOT 38, CONSISTING OF 0.816 Ac.±, AS SHOWN ON THE TOWNSHIP OF MARLBORO TAX MAP SHEET NO. 14.
3. PROPERTY IS LOCATED IN RSCS ZONE DISTRICT – SENIOR CITIZEN RESIDENTIAL & SINGLE FAMILY DISTRICT.
4. THIS PLAN HAS BEEN PREPARED FOR A BIFURCATED USE VARIANCE APPLICATION FOR A TWO LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE EXISTING SINGLE FAMILY DWELLING ON LOT 38.01 IS TO REMAIN. EXISTING INGROUND POOL IS TO BE REMOVED.
5. THERE ARE NO WOODED AREAS, STREAMS, SHORELINE, FLOODPLAINS, WETLANDS OR EXISTING AND/OR PROPOSED BUFFER AREAS OR TOP OF BANKS OF STREAMS.
6. AS SINGLE FAMILY RESIDENTIAL IS NOT A PERMITTED USE IN THE RSCS ZONE, THE BULK REQUIREMENTS FOR THIS USE ARE NOT SPECIFIED IN ORDINANCE SETION 220–65. VALUES PROVIDED IN THE TABLE BELOW HAVE BEEN INFERRED FROM THE EXISTING SINGLE FAMILY LOTS WITHIN THE PROPERTIES SURROUNDING THIS PARCEL AND PER THE RSCS LOT AND BUILDING COVERAGE STANDARDS PROVIDED IN TABLE III.
7. VARIANCES REQUIRED:
   A. USE VARIANCE WILL BE REQUIRED FOR SINGLE–FAMILY USE. (ORDINANCE SECTION 220–65.A)
   B. ADDITIONAL BULK VARIANCES MAY BE REQUIRED ONCE MINIMUM REQUIRED STANDARDS ARE DETERMINED.

TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
ZONE DISTRICT- RSCS, SENIOR CITIZEN RESIDENTIAL & SINGLE FAMILY DISTRICT

	REQUIRED	PROPOSED LOT 38.01	PROPOSED LOT 38.02
MINIMUM AREA REQUIREMENTS *			
MIN. LOT AREA (S.F.)	7,500	17,819± (EASEMENT AREA NOT INCLUDED)	16,879±
MIN. LOT WIDTH (FEET)	75	153±	180±
MIN. LOT DEPTH (FEET)	100	125±	125±
MINIMUM REQUIRED PRINCIPAL BUILDING YARD AREAS *			
FRONT YARD SETBACK (FEET)	20	20	20
REAR YARD SETBACK (FEET)	30	30	30
SIDE YARD SETBACK (FEET)	10	10	10
MAXIMUM REQUIREMENTS			
MAX. BUILDING HEIGHT (FEET)	35	< 35	< 35
MAX. PRINCIPAL BUILDING COVERAGE (%)	32	< 32	< 32
MAX. IMPERVIOUS COVERAGE (%)	38	< 38	< 38

* INFORMATION INFERRED FROM ADJACENT EXISTING SINGLE FAMILY HOMES IN THE RSCS ZONE.

ZONE KEY:
RSCS= SENIOR CITIZEN RESIDENTIAL & SINGLE FAMILY DISTRICT
LC= LAND CONSERVATION DISTRICT

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ZONE DISTRICT LINE	
LOT 45	LOT NUMBER	LOT 45
	EASEMENT LINE	
	EDGE OF WOODS	
	WETLANDS LINE	
	BUILDING	
	EDGE OF PAVEMENT	
	CURB	
	SIDEWALK	
	RETAINING WALL	
	SIGN	
	STREET SIGN	
	MAILBOX	
	UTILITY POLE	
	LIGHT FIXTURE	
	TREE	

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

W.M.U.A.
103 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

CORDONS CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCOFF ROAD
WALL, NJ 07719
ATTENTION: FRANK GRAF

CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
789 WAYSIDE ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733

MARLBORO TOWNSHIP
ZONING BOARD

JAN - 7 2021

ZB# 20-6723 A-19

#14 WOOLEYTOWN ROAD
BLOCK 120.02, LOT 38
TAX MAP #14
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

USE VARIANCE PLAN

DW Smith Associates, LLC Greengineering®
1450 STATE ROUTE 34
WALL TOWNSHIP, NJ 07753
(732)363-5850
WWW.DWSMITH.COM
ENGINEERS ▼ PLANNERS ▼ SURVEYORS
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE ARCHITECTS
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

TIMOTHY P. LURIE
PROFESSIONAL ENGINEER
N.J. P.E. No. 24GE04027900 PA. P.E. No. 061676
N.J. PROFESSIONAL PLANNER No. 33LI00555000

PROJECT No.:	19-058.00
DATE:	SEPTEMBER 01, 2020
DESIGNED BY: J.M.B.	SCALE: 1"=20'
DRAWN BY: P.T.	REVIEWED BY: C.A.F.
SHEET:	1 OF: 1

No.	DATE	BY	DESCRIPTION
1	12/14/2020	J.M.B.	REVISED TO TWO LOTS PER CLIENT'S REQUEST

REVISIONS

Plotted: 12/16/20 – 11:30 AM, By: ptucker
File: S:\PROJECTS\2019\19-058\CAD\Sheets\C-19-58800-VAR.dwg–LAYOUT & DIMENSION PLAN
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