

GENERAL NOTES:

OWNER: SHIMSHON HERZ
156 VINTAGE CIRCLE
LAKEWOOD, NJ 08701

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

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
 - 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.
 - TOWNSHIP OF MARLBORO TAX MAP SHEET NO. 14, DATED JULY 2017.
- 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.
- PROPERTY IS LOCATED IN RSCS ZONE DISTRICT - SENIOR CITIZEN RESIDENTIAL & SINGLE FAMILY DISTRICT.
- THIS PLAN HAS BEEN PREPARED FOR A BIFURCATED USE VARIANCE APPLICATION FOR A THREE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- THERE ARE NO WOODED AREAS, STREAMS, SHORELINE, FLOODPLAINS, WETLANDS OR EXISTING AND/OR PROPOSED BUFFER AREAS OR TOP OF BANKS OF STREAMS.
- AS SINGLE FAMILY RESIDENTIAL IS NOT A PERMITTED USE IN THE RSCS ZONE, THE BULK REQUIREMENTS FOR THIS USE ARE NOT SPECIFIED IN ORDINANCE SECTION 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.
- VARIANCES REQUIRED:
 - USE VARIANCE WILL BE REQUIRED FOR SINGLE-FAMILY USE. (ORDINANCE SECTION 220-65.A)
 - 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 | PROPOSED LOT 38.03 |
| MINIMUM AREA REQUIREMENTS * | | | | |
| MIN. LOT AREA (S.F.) | 7,500 | 10,453± (EASEMENT AREA NOT INCLUDED) | 9,398± | 14,846± |
| MIN. LOT WIDTH (FEET) | 75 | 94± | 75± | 163± |
| MIN. LOT DEPTH (FEET) | 100 | 125± | 125± | 126± |
| MINIMUM REQUIRED PRINCIPAL BUILDING YARD AREAS * | | | | |
| FRONT YARD SETBACK (FEET) | 20 | 20 | 20 | 20 |
| REAR YARD SETBACK (FEET) | 30 | 30 | 30 | 30 |
| SIDE YARD SETBACK (FEET) | 10 | 10 | 10 | 10 |
| MAXIMUM REQUIREMENTS | | | | |
| MAX. BUILDING HEIGHT (FEET) | 35 | < 35 | < 35 | < 35 |
| MAX. PRINCIPAL BUILDING COVERAGE (%) | 32 | < 32 | < 32 | < 32 |
| MAX. IMPERVIOUS COVERAGE (%) | 38 | < 38 | < 38 | < 38 |

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

KEY MAP
SCALE: 1"=200'

PROPERTY WITHIN 200 FEET OF BLOCK 120.02, LOT 38

FOR YOUR CONVENIENCE LISTED BELOW ARE THE PUBLIC UTILITIES:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 155
FREEHOLD, NJ 07728

WALJA
103 FROSTEN ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSEND DRIVE
MARLBORO, NJ 07746

ORDONS CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

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

CABLEVISION OF MONMOUTH
49 PINE STREET
TINTON FALLS, NJ 07753

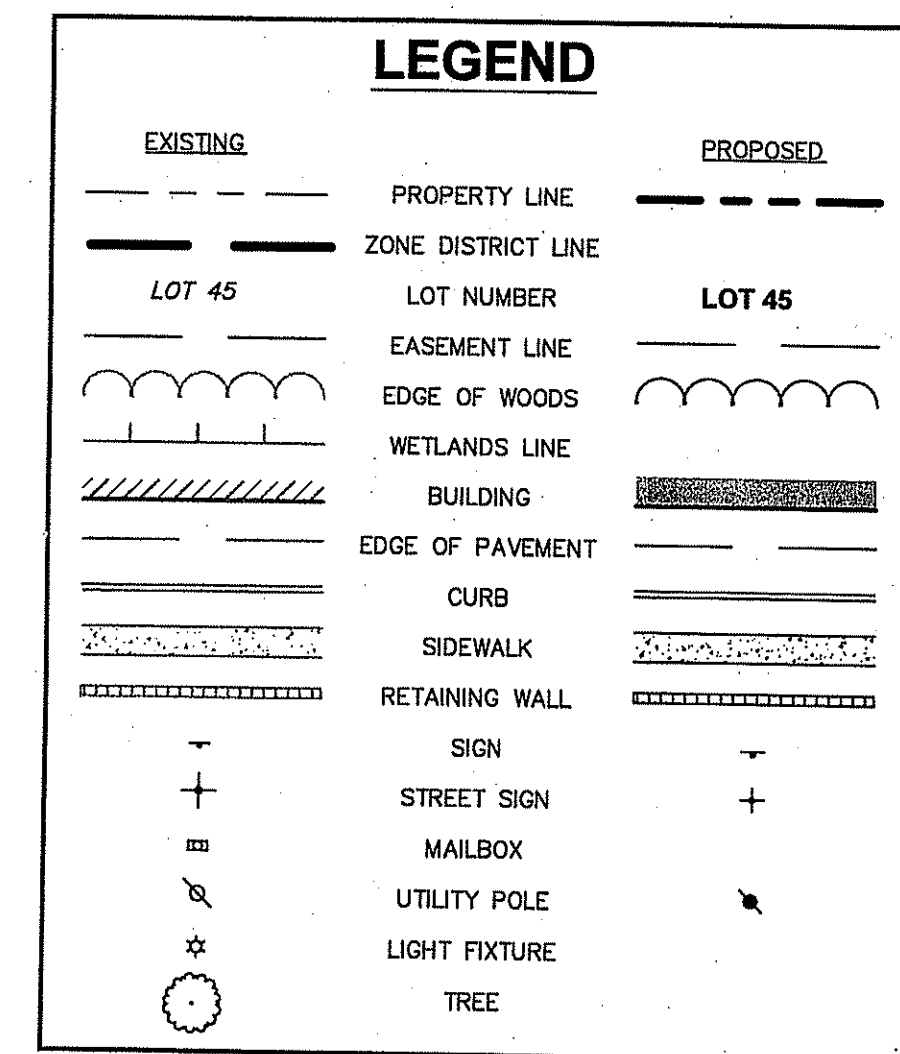
VERIZON NEW JERSEY INC
709 WAYSIDE ROAD
NEPTUNE, NJ 07753

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

OCT 23 2020

ZB#20-6723 A-16

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



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

USE VARIANCE PLAN

DW Smith Greengineering
Associates, LLC
1450 STATE ROUTE 34
WALL TOWNSHIP, NJ 07753
(732) 363-8850
WWW.DWSMITH.COM

ENGINEERS ▾ PLANNERS ▾ SURVEYORS
ENVIRONMENTAL SERVICES ▾ COMMUNITY ASSN. SERVICES ▾ LANDSCAPE ARCHITECTS
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
N.J. P.E. No. 24GE04247200

PROJECT No.: 19-555.00
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 |
|-----|------|----|-------------|
| | | | |

Plotter: 09/04/20 11:52 AM By: plucker
 File: S:\PROJECTS\2019\19-555\DW\Shimshon\19-55500-VAR.dwg-LAYOUT & DIMENSION PLAN
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