



March 24, 2021

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

Re: *Nicholas Castaneda (ZB21-6731)*
Bulk Variance Application – Engineering and Planning Review #1
Block 412, Lot 33
Location: 1 Heron Drive
Zone: R-60 (Residential)
Our File No.: HMRZ0412.30

Dear Zoning 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 Dominick J. Venditto, III, dated July 24, 2017 unrevised.

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 0.63 acre property is a corner lot with frontage along Heron Drive and Topanemus Road, within an R-60 Residential Zone District. The property contains a 2-story dwelling, with a concrete patio and in ground pool.

The Applicant is seeking Bulk Variance approval to construct a shed in the eastern rear corner of the lot.

2. Surrounding Uses

Properties surrounding the subject site, including opposite both Topanemus Road and Heron Drive, are similarly zoned for residential.

3. Zoning Compliance

The subject property is situated within an R-60 Zone District. The table below summarizes the bulk measures and zone requirements for the property:



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<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	60,000 sf	27,000 s.f. ± (EC)
Minimum Lot Density	0.58 lots/ac.	1.6 lots/ac.
Minimum Lot Frontage	225 feet	310 feet ±
Minimum Lot Width	225 feet	115 feet ± (EC)
Minimum Lot Depth	225 feet	191 feet ± (EC)
Minimum Front Yard Setback	50 feet	32 feet (EC)
Minimum Side Yard Setback	50 feet	15.9 feet (EC)
Minimum Rear Yard Setback	50 feet	122 feet ±
Maximum Building Height	35 feet	< 35 feet
Minimum Gross Floor Area	1,800 sf	3,100 sf ±
Minimum Ground Floor area	1,100 sf	1,550 sf ±
Maximum Principal Building Coverage	6%	5.7% ±
Maximum Accessory Structure Coverage	900 sf	192 sf
Maximum Percentage of Total Lot Coverage (Buildings and Structures)	8%	6.5%
Maximum Impervious Coverage	15%	15.2% ± (V)
Minimum Side Yard Setback (Accessory)	25 feet	< 25 feet (V)
Minimum Rear Yard Setback (Accessory)	25 feet	< 25 feet (V)
Maximum Building Height (Accessory)	15 feet	To Be Determined

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

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

- a. **Section 220 (Table I)** – The minimum required lot area is 60,000 square feet; whereas the existing lot is approximately 27,000 square feet in size.
- b. **Section 220 (Table I)** – The minimum required lot width is 225 feet; whereas the existing lot width is approximately 115 feet.



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- c. **Section 220 (Table I)** – The minimum required lot depth is 225 feet; whereas the existing lot depth is approximately 191 feet.
- d. **Section 220 (Table I)** – The minimum required front yard setback is 50 feet; whereas the existing front yard setback is 32.8 feet.
- e. **Section 220 (Table I)** – The minimum required side yard setback is 50 feet; whereas the side yard setback is 15.9 feet.

The following variances are required with this application:

- f. **Section 220 (Table I)** – The minimum required side yard setback for accessory structures is 25 feet; whereas the proposed shed is setback less than 25 feet.
 - g. **Section 220 (Table I)** – The minimum required rear yard setback for accessory structures is 25 feet; whereas the proposed shed is setback less than 25 feet.
 - h. **Section 220 (Table III)** – The maximum allowable impervious coverage is 15%; whereas it appears the proposed impervious coverage is in excess of 15%.
 - i. **Section 220-E(2)(b)** – Sheds shall not be larger than 150 square feet and not taller than 11 feet in height; whereas the proposed shed is 192 square feet and the height is not identified.
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 waivers requested:
- a. Completed Checklist
 - b. Key Map at scale of 1 inch equals 1,000 feet
 - c. Schedule indicating all zone requirements of Section 220-34D, showing required, existing and proposed, including impervious lot coverage breakdown. Stormwater runoff calculations as per Section 220-151.
 - d. The zoning district affecting the tract and a summary of the required and proposed area, yard and building requirements.



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

a. **Nonrefundable Application Fees:**

Bulk Variance (Accessory Structure) \$150.00

Subtotal Nonrefundable Application Fees: \$150.00

b. **Professional Services Escrow Fees:**

Bulk Variance (Residential - Shed) \$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.

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

- a. Compliance with the Residential Site Improvement Standards (RSIS).
- b. Any permits/approvals required by any outside agencies. The Applicant shall address the Board regarding the status of all outside agency approvals. In addition, copies of all outside agency approvals shall be forwarded to this office.

7. Based upon our review, we offer the following comments:

- a. The Survey of Property shall be drawn to scale.
- b. The height of the proposed shed shall be identified on the Survey of Property. The maximum allowable shed height is 11 feet in accordance with Section 220-140E(2)(b). If the proposed shed height exceeds 11 feet tall, a variance would be required.
- c. The side and rear yard setbacks for the proposed shed shall be dimensioned on the Survey of Property.
- d. Provide a zoning table on the Survey of Property.



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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 Marlboro Township Land Use Ordinance and 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,

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

LJN/JAR/MDG

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Nicholas Castaneda - Applicant