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February 10, 2021

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: David Fisher (ZB21-6730)**  
**Bulk Variance - Engineering & Planning Review #1**  
**Block 360 Lot 25.30**  
**Location: 53 Rutledge Road**  
**Zone: R-20 AH-1 (Residential)**  
**Our File: H-MR-Z0360.17**

Dear Zoning Board Members:

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

- Plot Plan (1 sheet) prepared by VP Architectural Design, LLC, dated November 10, 2020, unrevised;
- Proposed Plan and Elevations (1 sheet) prepared by VP Architectural Design, LLC, dated November 10, 2020, last revised December 22, 2020;
- 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 29,542 s.f. property is within an R-20 AH-1 Zone District and contains approximately 140 feet of frontage along the west side of Rutledge Road, approximately 150 south of Whipple Way. Currently, the property contains a 2-story dwelling with associated front porch and walk, rear deck, an accessory swing set, and a paved driveway along the site frontage.

The Applicant is seeking Bulk Variance approval to construct a 900 s.f. rectangular pool with patio and approximately 612 s.f. pool house within the southwest corner of the property.

2. Surrounding Uses

Properties along and opposite Rutledge Road are similarly zoned R-20 AH1 and contain a mix of residential parcels. Properties east of the site are zoned R-80 containing a mix of residential properties as well.



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3. Zoning Compliance

The subject property is situated within an R-20 AH1 Zone District. The table below summarizes the bulk measures and zone requirements for the property.

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	15,000 s.f.	29,542 s.f.	29,542 s.f.
Minimum Lot Frontage	100 feet	140 feet ±	140 feet ±
Minimum Lot Width	100 feet	185 feet ±	185 feet ±
Minimum Lot Depth	150 feet	160 feet ±	160 feet ±
Minimum Front Yard Setback (Principal/Accessory)	40 feet	42.6 feet	42.6 feet
Minimum Side Yard Setback (Principal)	10 feet	45.9 feet	45.9 feet
Minimum Rear Yard Setback (Principal)	50 feet	60 feet ±	60 feet ±
Minimum Side Yard Setback (Accessory)	10 feet	10 feet ±	6 feet ± (V)
Minimum Rear Yard Setback (Accessory)	20 feet	20 feet ±	10 feet (V)
Maximum Building Height (Principal)	35 feet	No Change	No Change
Maximum Building Height (Accessory)	15 feet	N/A	12.5 feet
Minimum Gross Floor Area	1, 500 s.f.	> 1,500 s.f.	> 1,500 s.f.
Minimum Ground Floor Area	1,000 s.f.	2,750 s.f. ±	2,750 s.f. ±



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DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Maximum Percentage of Total Lot Coverage	28%	17.5% ±	21.1% ±
Maximum Building Coverage for Principal Building	11%	9.3% ±	9.3% ±
Maximum Building Coverage for Accessory Structure	550 s.f.	N/A	612 s.f. ± (V)
Maximum Building Coverage (Total)	15%	9.3% ±	11.38% ±

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

The Applicant has requested the following variances with this application:

- a. **Section 220-59 (Table I)** – The minimum side yard setback for accessory structures is 10 feet; 6 feet is proposed from the side property line to the proposed pool house.
- b. **Section 220-59 (Table I)** – The minimum rear yard setback for accessory structures is 20 feet; 10 feet is proposed from the rear property line to the proposed pool house.

Variances would also appear necessary for the following with this application:

- c. **Section 220-59 (Table III)** – The maximum building coverage for an accessory structure is 550 s.f.; approximately 612 s.f. is proposed for the pool house and overhang.
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. Signed and sealed copies of the survey of property
  - c. North arrow indicated on the Plot Plan
  - d. Key Map at scale of 1 inch equals 1,000 feet
  - e. 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.
  - f. 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/Pool) \$150.00

**Subtotal Nonrefundable Application Fees: \$150.00**

b. **Professional Services Escrow Fees:**

Bulk variances (Residential - Pool) \$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 tree removal is required to accommodate the proposed improvements.
- b. The stormwater management of the property, including the need for any drywell system.
- c. The need for a current survey of the property.
- d. Label the total coverage for the pool house, including the overhang on the Plot Plan. This shall be verified with regards to the accessory structure coverage variance that appears to be required.
- e. How the pool house will be accessed from the pool patio and if a walkway is proposed.
- f. The amenities to be provided to the pool house and what utilities will be required.
- g. 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.

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

- a. Provide a Zone Schedule on the plan.



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- b. The bearing and distance of the Rutledge Road property line shall be provided. The Plot Plan shows this with an arrow that is cut off.
- c. Provide the proposed grading surrounding the pool house including the finished floor elevation. If each door will have a different elevation, label the finished floor of each door. The Plot Plan currently depicts a 3 foot grade difference between the front and rear of the pool house.
- d. Provide a detail for the proposed paver patio and retaining wall.

Based on the various deficiencies itemized herein as well as the submission requirements which have not been addressed by the Applicant, we recommend that this application be deemed incomplete at this time. The Applicant must submit to the Board a revised set of plans and documents which address the technical deficiencies and submission requirements set forth herein.

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/JAR  
cc: Marlboro Township Engineering Department  
Ronald Cucchiaro, Esq. - Zoning Board Attorney  
David Fisher - Applicant  
VP Architectural Design, LLC – Applicant's Architect