



April 23, 2021

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

Re: Joseph Spina (ZB21-6736)
Bulk Variance Application – Engineering and Planning Review #1
Block 312, Lot 151
Location: 27 Brookside Circle
Zone: R-20 (Residential)
Our File No.: HMRZ0312.07

Dear Zoning Board Members:

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

- Pool Permit Plot Plan (1 sheet) prepared by Morgan Engineering & Surveying, dated January 8, 2021, last revised January 25, 2021;
- Boundary and Topographic Survey (1 sheet) prepared by Morgan Engineering & Surveying, dated December 2, 2020, unrevised;
- Pool Concept Plan (1 sheet) dated September 14, 2020.

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 0.48 acre property is located within an R-20 Zoning District, and contains 110 feet of frontage along Brookside Circle. Currently, the property contains a 2-story dwelling, with a concrete patio and a paved driveway.

The Applicant is seeking Bulk Variance approval to construct an in-ground pool in the rear of the lot.

2. Surrounding Uses

Properties surrounding the subject site, including opposite Brookside Circle, are similarly residential within the R-20 zone.



Marlboro Township Zoning Board of Adjustment
 Joseph Spina (ZB21-6736)
 Re: Bulk Variance Application
 Engineering and Planning Review #1

April 22, 2021
 Our File No. HMRZ0312-07
 Page 2

3. Zoning Compliance

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

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	20,000 sf	21,038 sf
Minimum Lot Density	1.74 lots/ac.	2.08 lots/ac.
Minimum Lot Frontage	100 feet	110.3 feet
Minimum Lot Width	100 feet	112.9 feet
Minimum Lot Depth	150 feet	175 feet ±
Minimum Front Yard Setback	40 feet	32 feet (EC)
Minimum Side Yard Setback	10 feet	23 feet
Minimum Rear Yard Setback	50 feet	80 feet ±
Maximum Building Height	35 feet	24 feet ±
Minimum Ground Floor area	1,000 sf	1,925 sf ±
Maximum Impervious Coverage	28%	16.1%
Minimum Side Yard Setback (Accessory)	10 feet	39.7 feet
Minimum Rear Yard Setback (Accessory)	20 feet	42.1 feet
Maximum Building Height (Accessory)	15 feet	N/A

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

The following existing conditions would remain pertinent to the property:

- a. **Section 220 (Table I)** – The minimum required front yard setback is 40 feet; whereas the front yard setback is approximately 32 feet.
- b. **Section 220-140E(2)(b)** – Sheds shall be set back a minimum of five feet from side and rear property lines on lots which are between 20,000 sf and 40,000 sf in size; whereas the existing shed is located approximately 3 feet from the side and rear property lines.



Marlboro Township Zoning Board of Adjustment
Joseph Spina (ZB21-6736)
Re: Bulk Variance Application
Engineering and Planning Review #1

April 22, 2021
Our File No. HMRZ0312-07
Page 3

The Applicant has requested the following variance with this application:

- c. **Section 220-35D(1)(a)** – No structure shall be built within 100 feet of the top of the bank of a stream; whereas the proposed pool is located within 100 feet of the top of bank of Milford Brook.
4. The Applicant has not requested any waivers from providing the 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" = 1,000'

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

a. Nonrefundable Application Fees:

Bulk Variance (Pool) \$150.00

Subtotal Nonrefundable Application Fees: \$150.00

b. Professional Services Escrow Fees:

Bulk Variance (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 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.

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.



Marlboro Township Zoning Board of Adjustment
Joseph Spina (ZB21-6736)
Re: Bulk Variance Application
Engineering and Planning Review #1

April 22, 2021
Our File No. HMRZ0312-07
Page 4

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
Joseph Spina – Applicant
Salvatore Alfieri, Esq. – Applicant's Attorney