



April 23, 2021

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

**Re: James and Mary Kocher (ZB21-6737)**  
**Bulk Variance Application – Engineering and Planning Review #1**  
**Block 153, Lot 100**  
**Location: 6 Marseille Terrace**  
**Zone: LC (Land Conservation)**  
**Our File No.: HMRZ0153.14**

Dear Zoning Board Members:

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

- Variance Sketch (2 sheets) prepared by Crest Engineering Associates, Inc., dated March 17, 2021, unrevised;
- Partial Topographic Plan (1 sheet) prepared by Crest Engineering Associates, Inc., dated April 6, 2020, unrevised;
- Property Survey (1 sheet) prepared by George W. Henn, Inc., dated September, 2000, unrevised;
- Architecture Plan (2 sheets) prepared by Richard Villano, LLC., dated March 22, 2021, 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 1.9 acre property is located within an LC Zoning District, and contains 258 feet of frontage along Marseille Terrace. Currently, the property contains a 2-story dwelling with a two car garage, an in-ground pool and a paved driveway.

The Applicant is seeking Bulk Variance approval to construct a second two story garage addition, asphalt drive way and a wall with protective barrier.

2. Surrounding Uses

Properties surrounding the subject site are similarly zoned for residential within the LC zone.



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3. Zoning Compliance

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

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	5 acres	1.9 acres (EC)
Minimum Lot Density	0.16 lots/acre	0.53 lots/acre
Minimum Lot Frontage	400 feet	258 feet (EC)
Minimum Lot Width	400 feet	226 feet (EC)
Minimum Lot Depth	500 feet	345 feet (EC)
Minimum Front Yard Setback (Principal/Accessory)	75/100 feet	102.8 / 178 feet
Minimum Side Yard Setback	75 feet	50.3 feet (V)
Minimum Rear Yard Setback	75 feet	102.5 feet
Minimum Side Yard Setback (Accessory)	40 feet	23.4 feet (Shed) (EC) 29 feet (In-Ground Pool) (EC)
Minimum Rear Yard Setback (Accessory)	40 feet	71.4 feet (Shed)
Maximum Building Height (Principal/Accessory)	35/40 feet	25.33 / <40 feet
Minimum Gross Floor Area	1,900 sf	> 1,900 sf
Minimum Ground Floor Area	1,200 sf	6,370 sf
Maximum Building Coverage for Principal Structure	2%	7.83% (V)
Maximum Total Building Coverage	2%	7.95% (V)
Maximum Building Coverage for Accessory Structure	1,089 sf	2,027 sf (E)
Maximum Impervious Lot Coverage	5%	17.71% (V)

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



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The following existing conditions remain pertinent to the property:

- a. **Section 220 – Attachment 9** – The minimum required lot area is 5 acres; whereas the existing lot is 1.9 acres.
- b. **Section 220 – Attachment 9** – The minimum required lot frontage is 400 feet; whereas the existing lot frontage is 258 feet.
- c. **Section 220 – Attachment 9** – The minimum required lot width is 400 feet; whereas the existing lot width is 226 feet.
- d. **Section 220 - Attachment 9** – The minimum required lot depth is 500 feet; whereas the existing lot depth is 345 feet.
- e. **Section 220 – Attachment 9** – The minimum required side yard setback for accessory structures is 40 feet; whereas the existing shed is set back 23.4 feet and the existing in-ground pool is set back 29 feet.
- f. **Section 220 – Attachment 9** – The maximum accessory building coverage is 1,089 sf; whereas the accessory structures combine for 2,027 sf in size.

The Applicant has requested the following variances with this application:

- a. **Section 220 – Attachment 9** – The minimum required side yard setback is 75 feet; whereas the proposed garage is setback approximately 50.3 feet from the side property line.
  - b. **Section 220 – Attachment 9** – The maximum permitted principal building coverage allowed is 2%; whereas the proposed principal building coverage is 7.83%.
  - c. **Section 220 – Attachment 9** – The maximum permitted total building coverage allowed is 2%; whereas the proposed total building coverage is 7.95%.
  - d. **Section 220 – Attachment 9** – The maximum overall permitted impervious coverage allowed is 5%; whereas the proposed impervious coverage is 17.71%.
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



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- b. Written statement which describes in detail the variances which are requested and reasons for which the requested relief should be granted.
5. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Bulk Variance (Garage Addition) \$150.00

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

b. **Professional Services Escrow Fees:**

Bulk Variance (Residential – Garage Addition) \$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. Compliance with Residential Site Improvement Standards (RSIS) parking requirements.
  - b. Whether any tree removal will be required as part of this application.
  - c. The stormwater management of the property, including the need for any drywell system.
  - d. 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. Provide a detail for the proposed asphalt driveway in accordance with the standards outlined in Section 220-169.
  - b. Prior to construction, engineering drawings and material certification must be obtained for retaining walls in excess of 2.5 feet, in accordance with Section 220-35D(24)(g)[1] & (h). The proposed retaining wall is noted to be 2.6 feet.



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- c. Provide a detail for the retaining wall. In accordance with Section 220-35D(24)(g)[5], a safety barrier, at least 4 feet tall, is required for walls in excess of 2.5 feet.

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  
James and Mary Kocher- Applicant  
Kenneth L. Pape, Esq. – Applicant's Attorney