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June 1, 2021

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

**Re: *Lawrence Miraglia (ZB21-6742)***  
***Bulk Variance Application – Engineering and Planning Review #1***  
***Block 147, Lot 22***  
***Location: 7 Wooleytown Road***  
***Zone: LC (Land Conservation)***  
***Our File No.: HMRZ0147.20***

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 Morgan Engineering & Surveying, dated August 31 2020, unrevised;
- Proposed Improvements depicted on the Survey of Property prepared by Morgan Engineering & Surveying, dated August 31 2020, unrevised;
- Pool Plot Plan (1 sheet) prepared by R.C. Burdick, P.E., P.P., P.C., dated February 4, 2021, unrevised;
- Development Application.

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 0.83 acre property is located within an LC Zoning District, and contains 160 feet of frontage along Wooleytown Road. Currently, the property contains a 2-story dwelling with a detached garage, a wood deck and a paved driveway.

The Applicant is seeking Bulk Variance approval to construct an in-ground pool with a 4' fence and concrete decking around the pool.



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Surrounding Uses

Properties surrounding the subject site are also primarily residential uses. Properties to the west are similarly zoned LC, properties across Wooleytown Road to the north are zoned RSCS, and properties to the south and east are zoned C2.

2. 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	0.83 acres (EC)
Minimum Lot Density	0.16 lots/acre	1.2 lots/acre
Minimum Lot Frontage	400 feet	160 feet (EC)
Minimum Lot Width	400 feet	160 feet (EC)
Minimum Lot Depth	500 feet	218 feet (EC)
Minimum Front Yard Setback (Principal)	75 feet	15 feet (EC)
Minimum Side Yard Setback	75 feet	18.3 feet (EC)
Minimum Rear Yard Setback	75 feet	163 feet +/-
Minimum Front Yard Setback (Accessory)	100 feet	95 feet +/- (In-Ground Pool) (V)
Minimum Side Yard Setback (Accessory)	40 feet	11 feet +/- (Shed) (EC) 30.8 feet (In-Ground Pool) (V)
Minimum Rear Yard Setback (Accessory)	40 feet	70 feet +/- (Garage)
Maximum Building Height (Principal/Accessory)	35/40 feet	<35 / <40 feet
Minimum Gross Floor Area	1,900 sf	> 1,900 sf
Minimum Ground Floor Area	1,200 sf	1,160 sf +/- (EC)
Maximum Building Coverage for Principal Structure	2%	3.2% (EC)
Maximum Total Building Coverage	2%	7.6% (EC)



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DESCRIPTION	REQUIRED	PROPOSED
Maximum Building Coverage for Accessory Structure	1,089 sf	1,089 sf +/-
Maximum Impervious Lot Coverage	5%	21.2% (V)

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

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 0.83 acres.
- b. **Section 220 – Attachment 9** – The minimum required lot frontage is 400 feet; whereas the existing lot frontage is 160 feet.
- c. **Section 220 – Attachment 9** – The minimum required lot width is 400 feet; whereas the existing lot width is 160 feet.
- d. **Section 220 - Attachment 9** – The minimum required lot depth is 500 feet; whereas the existing lot depth is 218 feet.
- e. **Section 220 - Attachment 9** – The minimum required front yard setback for the principal building is 75 feet; whereas the existing dwelling is set back 15 feet.
- f. **Section 220 - Attachment 9** – The minimum required side yard setback for the principal building is 75 feet; whereas the existing dwelling is set back 18.3 feet.
- g. **Section 220 - Attachment 9** – The minimum required side yard setback for accessory structures is 40 feet; whereas the existing shed is set back approximately 11 feet.
- h. **Section 220 – Attachment 9** – The minimum required ground floor area is 1,200 s.f.; whereas the existing ground floor area is approximately 1,160 s.f.
- i. **Section 220 – Attachment 9** – The maximum required building coverage for principal structures is 2%; whereas the existing building coverage for the dwelling is 3.2%.
- j. **Section 220 – Attachment 9** – The maximum required total building coverage is 2%; whereas the existing total building coverage of the dwelling, detached garage, and two sheds is a combined 7.6%.



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The Applicant has requested the following variances with this application:

- a. **Section 220 – Attachment 9** – The minimum required side yard setback for accessory structures is 40 feet; whereas the proposed pool is setback 30.8 feet from the side property line.
- b. **Section 220 – Attachment 9** – The maximum required overall permitted impervious coverage is 5%; whereas the proposed impervious coverage is 21.2%.

Additionally, the following variance appears necessary:

- c. **Section 220 – Attachment 9** – The minimum front yard setback for accessory structures is 100 feet; whereas the proposed pool is set back approximately 95 feet.
3. 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. Key Map
  - b. Completed Checklist
  - c. Schedule indicating all zone requirements
  - d. Zoning District affecting the tract and summary of requirements

4. 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
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<b>Subtotal Nonrefundable Application Fees:</b>	<b>\$150.00</b>
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b. **Professional Services Escrow Fees:**

Bulk Variance (Residential – Pool)	\$1,500.00
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<b>Subtotal Professional Services Escrow Fees:</b>	<b>\$1,500.00</b>
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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.



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5. The Applicant should be prepared to discuss the following issues with the Board:
  - a. Whether any tree removal will be required as part of this application.
  - b. The stormwater management of the property, including the need for any drywell system.
  - c. 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.
6. Based upon our review, we offer the following comments:
  - a. Provide a Zone Schedule on the plan.
  - b. Provide the front yard setback dimension for the proposed pool.
  - c. The minimum sidewalk concrete strength shall be 4,500 PSI.

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  
Lawrence Miraglia – Applicant