

A-7

PLANNING BOARD  
TOWNSHIP OF MARLBORO

VARIANCE APPLICATION

1. Identification of all sections of zoning ordinance from which relief is sought.

- 220-90E(1) - Min. parking lot setback from street line is 80 feet. Proposed is 47.7 feet.
- 220-97B - Off-street parking space is 10'x20'. Proposed parking spaces are 9'x20'.
- 220-97C(6) - No parking shall be within 30' of structure. Proposed parking is 10' from structure.
- 220-97F(11) - Total of 101 parking spaces are required for Phase I & 137 parking spaces for total phase I & II.  
Total of 80 parking spaces are proposed for both phases.
- 220-35D(24)(E) - Max. slope for lawn is 10% (5' from building) & 25% beyond. Max. slope proposed is 33%.
- 337-23A(2) - Foundation plantings are required on all sides of building. There are no landscaping on the south and west sides of the building.
- 337-23A(4) - One shade tree shall be planted for every five (5) parking space; 14 are required.  
Ten (10) trees are proposed within the parking lot.

2. Statement of reasons why variances are needed

- 220-90E(1) - Due to NJDEP buffer constraints, development shifts closer to property line.
- 220-97B - 9'x18' parking space is a common industry standard and is typical in most Townships.  
Project proposes 9'x20'.
- 220-97C(6) - Due to NJDEP buffer constraints, development shifts closer to property line.
- 220-97F(11) - 84 parking spaces is excessive. 70 parking spaces is more than adequate for the proposed use.
- 220-35D(24)(E) - 3:1 or 33% slope is proposed to minimize area of disturbance. Proposed slope is a common industry standard and is acceptable in most Township and Soil Conservation Districts.  
The site will be stabilized in accordance with FSCD standards.
- 337-23A(2) - Possibility of building expansion may be proposed on the south side of the building.  
West side of the building consists of riprap and splash block.
- 337-23A(4) - Lawn area within the parking lot consists of swales, pipes and inlets to comply with stormwater quantity requirement. The area has limited space for trees.