



April 1, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: Miller (ZB20-6709)
Bulk Variance – Engineering and Planning Review #1
Block 159 Lot 10.03
Location: 1 Saratoga Court
Zone R-60/30 Cluster Overlay (Residential)
Our File: H-MR-Z0159.10

Dear Zoning Board Members:

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

- Pool Variance Plan (1 sheet) prepared by Jensen Design Group. dated January 20, 2020;
- A 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 30,095 s.f. property contains 157 feet of frontage along the cul-de-sac terminus of Saratoga Court. Currently, the property contains a partial 1 and 2-story dwelling with associated porch and walks, a rear deck and patio, a play area with perimeter rear yard fencing, and a paved driveway. The property is encumbered by a drainage easement along a portion of the northerly side property line as well as a sanitary sewer easement along the Saratoga Court cul-de-sac. The property was part of a prior Use Variance and Preliminary and Final Major Subdivision application which received approval per Resolution (ZB02-6008A) dated February 12, 2003 to subdivide the associated lots utilizing the R-60/30 Cluster Development Option.

The Applicant is proposing to install an inground swimming pool and paver patio surround within the rear yard area. In addition, the existing shed is proposed to be relocated further from the rear property line.

2. Surrounding Uses

Properties surrounding the subject site contain a mix of residential parcels and residential/agricultural parcels.



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3. Zoning Compliance

The subject property has been developed in accordance with cluster development per R-60/30 Zone Requirements. The table below summarizes the zone requirements and bulk measures for the property:

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Minimum Lot Area	30,000 sf	30,095 s.f.	30,095 s.f.
Minimum Lot Frontage	125 feet	157.6 feet	157.6 feet
Minimum Lot Width	125 feet	125 feet	125 feet
Minimum Lot Depth	150 feet	232 feet ±	232 feet ±
Minimum Front Yard Setback	40 feet	59.3 feet	59.3 feet
Minimum Side Yard Setback	20 feet	20.1 feet	20.1 feet
Minimum Rear Yard Setback	25 feet	111 feet ±	111 feet ±
Maximum Building Height	35 feet	<35 feet	<35 feet
Minimum Gross Floor Area	1,500 sf	>1,500 s.f.	>1,500 s.f.
Minimum Ground Floor area	1,000 sf	3,250 s.f. ±	3,250 s.f. ±
Maximum Percentage of Lot Coverage	20%	23.8% ± (EC)	25.8% ± (V)
Minimum Side Yard Setback (Accessory)	20 feet / 5 feet (shed)	N/A	21.1 feet ± (pool)
Minimum Rear Yard Setback (Accessory)	25 feet / 5 feet (shed)	N/A	27.8 feet (pool)
Maximum Building Height (Accessory)	15 feet	N/A	N/a

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



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The Applicant has requested a variance for the following:

- a. **Section 220-48E (Table II)** – The maximum percentage of permitted lot coverage is 20%; approximately 25.8% is proposed and we note approximately 23.8% indicated as an existing condition.
4. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Hardship or Bulk Variance (Residential fences, accessory structures, pools, decks additions and sheds)	\$150.00
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Subtotal:	\$150.00
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b. **Professional Services Escrow Fees:**

Bulk Variance (Residential single-family dwellings, sports courts, pools, additions)	\$1,500.00
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Subtotal:	\$1,500.00
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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.

5. The Applicant should be prepared to discuss the following issues with the Board:
- a. Compliance with Ordinance 220-42H regarding the proposed light fixtures within the pool area. In addition, details for same should be provided.
 - b. Whether the play area contains any play equipment structures, and if so demonstrate compliance with Ordinance Section 220-44D regarding required setback to other structures such as the pool and perimeter fencing.
 - c. The need to provide any Zone Data Schedule.



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- d. The need to provide a detail for the proposed paver patio and walkway.
- e. Ensure a maximum grade of 4:1 must be provided along the east side of the pool.
- f. The need to provide a copy of the Survey Plan referenced within General Note #1.
- g. The stormwater management of the property
- h. Any permits/approval required by outside agencies. The Applicant shall discuss the status of all outside agencies with the Board and 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 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,

CME ASSOCIATES

Laura Neumann

Laura J. Neumann, PE, PP
Zoning Board of Adjustment
Engineer and Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Jason and Jessica Miller – Applicant
Jensen Design Group. – Applicant's Engineer
Salvatore Alfieri, Esq. – Applicant's Attorney