

TOWNSHIP OF MARLBORO

Zoning Board of Adjustment

- VARIANCE APPLICATION -

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

1. 220-85 C-2 permitted uses.

2. Maximum Lot Coverage - Table III Lot and Building Coverage Standards

Zone 60%

16.12% recently approved

15.89% proposed

2. Statement of reasons why variance(s) is/are needed.

The use as proposed takes advantage of synergistic land use trip patterns with the

already developed Marlboro Mall. Moreover, the Applicant has taken great care to

ensure a desirable visual environment by proposing an attractive building design,

including, but not limited to, features such as a faux stone pattern, significantly

increasing the curb appeal of the proposed structure.
