



September 3, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: Ostrovski
Bulk Variance – Engineering and Planning Review #1
Block 171 Lot 3
Location: 193 Tennent Road (County Route 3)
Zone LC (Land Conservation)
Our File: H-MR-Z0171.21**

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 Charles Surmonte, PE/PLS dated October 24, 2019;
- Architect Plans (11 sheets) prepared by Jerry Lemega, Architect dated March 30, 2020, unrevised;
- 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 47,916 s.f. property is within an LC Zone District and contains 220 feet of frontage along the east side of Tennent Road (County Route 3) approximately 760 feet south of the Harbor Road intersection. Currently, the property contains a 1 ½ story dwelling with associated walks and side patio area, as well as three (3) sheds and having access by a stone driveway along the Tennent Road (County Route 3) site frontage. A portion of Sandy Brook is indicated as traversing along the southerly property lien of the site and wetland areas encumbered the property along said brook.

The Applicant is seeking Bulk Variance approval to construct a 2-story building addition (137 s.f.; 6 feet by 25 feet) with a covered porch (30 s.f.; 6 feet by 5 feet) along the northerly side of the existing dwelling as well as a 1-story building addition (82 s.f.; 7 feet by 12 feet) at the southeast building corner and a porch area (12 s.f.; 3 feet by 4 feet) along the south side of the dwelling. A 1-story building addition (160 s.f.; 8 feet by 20 feet) is also proposed along the west side of the accessory shed opposite the existing dwelling.



Marlboro Township Zoning Board
 Re: Ostrovski
 Bulk Variance – Engineering and Planning Review #1

September 3, 2020
 H-MR-Z0171.21
 Page 2

2. Surrounding Uses

Properties surrounding the subject site, including opposite Tennent Road, are similarly zoned LC with all containing residential and residential/agricultural parcels.

3. Zoning Compliance

The subject property is situated within an LC Zone District and 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	5 acres	1.1 acres	1.1 acres (EC)
Minimum Lot Frontage	400 feet	220 feet	220 feet (EC)
Minimum Lot Width	400 feet	205 feet ±	205 feet ± (EC)
Minimum Lot Depth	500 feet	200 feet ±	200 feet ± (EC)
Minimum Front Yard Setback	75 feet	77 feet ±	72 feet ± (V)
Minimum Front Yard Setback (Accessory)	100 feet	66 feet ± (EC)	63 feet ± (V)
Minimum Side Yard Setback	75 feet	24.6 feet (EC)	23 feet ± (V) 32 feet ± (V)
Minimum Side Yard Setback (Accessory)	40 feet	>40 feet	>40 feet
Minimum Rear Yard Setback	75 feet	77 feet ±	77 feet ±
Minimum Rear Yard Setback (Accessory)	40 feet	35 feet ± (EC)	35 feet ± (EC)
Maximum Building Height	35 feet	<35 feet	<35 feet
Maximum Building Height (Accessory)	40 feet	<40 feet	<40 feet
Minimum Gross Floor Area	1,900 s.f.	<1,900 s.f. (EC)	(TBD)
Minimum Ground Floor Area	1,200 s.f.	995 s.f. ± (EC)	1,215 s.f. ±
Maximum Percentage of Lot Coverage	5%	7.9% ± (EC)	8.5 ± (V)

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

The following existing conditions would appear to remain pertinent to the site:

- a. **Section 220-47C (Table I)** – The minimum lot area required is 5 acres; 1.1 acres is indicated as provided.



Marlboro Township Zoning Board
Re: Ostrovski
Bulk Variance – Engineering and Planning Review #1

September 3, 2020
H-MR-Z0171.21
Page 3

- b. **Section 220-47C (Table I)** – The minimum lot frontage required is 400 feet; 220 feet is provided.
- c. **Section 220-47C (Table I)** – The minimum lot width required is 400 feet; approximately 205 feet is provided along the required front setback line.
- d. **Section 220-47C (Table I)** – The minimum lot depth required is 500 feet; approximately 200 feet is provided.
- e. **Section 220-47C (Table I)** – The minimum rear yard setback required for an accessory structure is 40 feet; approximately 35 feet is provided from the southerly shed within the rear yard area.
- f. **Section 220-47C (Table I)** – The minimum gross floor area required is 1,900 s.f.; less than 1,900 s.f. appears to be provided with the existing dwelling which should be verified with the Board as well as whether a variance would be required for same with the proposed building additions to the existing dwelling.
- g. **Section 220-140C** – The minimum distance between an accessory building or structure and any other buildings on the same lot shall be 10 feet; approximately 1 foot is provided between the rear yard accessory sheds.
- h. **Section 220-140E(2)(d)** – No more than one (1) shed shall be permitted on a property; three (3) sheds are indicated to existing onsite.
- i. **Section 220-169A(2)** – Driveways shall be paved with a uniform two (2) course overlay provided that any driveway within a LC Zone over 75 feet in length shall only be required to be paved to 40 feet from the street edge of pavement or right-of-way; a stone driveway with an approximately 8 foot apron is provided.

The following variances have been requested with this application:

- j. **Section 220-35D(1)(a)** – No structure shall be built within 100 feet of the top bank of a stream or other body of water; building additions at the southwest corner of the existing dwelling and porch addition along the south side of same as well as the building addition to the shed structure are proposed within 100 feet of Sand Brook along the southerly property line.
- k. **Section 220-47C (Table I)** – The minimum required front yard setback for a principal building shall be 75 feet; 72.1 feet is proposed to a 2-story building addition along the



Marlboro Township Zoning Board
Re: Ostrovski
Bulk Variance – Engineering and Planning Review #1

September 3, 2020
H-MR-Z0171.21
Page 4

north side and approximately 69 feet proposed to covered porch associated with said building addition.

- l. **Section 220-47C (Table I)** – The minimum required front yard setback for an accessory building is 100 feet; approximately 63 feet is proposed to the building addition along the accessory shed. We note a setback of approximately 66 feet exists for said shed.
 - m. **Section 220-47C(Table I)** – The minimum yard setback required for a principal building shall be 75 feet; approximately 23 feet is proposed to the building addition along the north side of the existing dwelling and approximately 32 feet is proposed to the building addition at the southwest corner of same. We note an existing setback of 24.6 feet as indicated for the existing building.
 - n. **Section 220-47C(Table I)** – The maximum percentage of lot coverage permitted is 5%; approximately 8.5% is proposed. We note an existing lot coverage of approximately 7.9% indicated as currently provided onsite.
 - o. **Section 220-140D(1)(Table III)** – The maximum permitted building coverage for a principal building as well as total building coverage is 2%; approximately 2.5% appears proposed for the principal building and 3.9% for total buildings. We note an existing principal building coverage of 2.9% and a proposed building coverage of 3.5% indicated within the application package which should be verified/clarified with the Board.
 - p. **Section 220-140E(2)(c)** – Sheds shall not be larger than 200 s.f. and not taller than 11 feet on lots greater than 40,000 s.f.; approximately 380 s.f. is proposed for the front accessory shed. It should be noted that the existing area of said shed is approximately 320 s.f. The height of said structure as well as all existing structures should be verified with the Board.
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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Marlboro Township Zoning Board
Re: Ostrovski
Bulk Variance – Engineering and Planning Review #1

September 3, 2020
H-MR-Z0171.21
Page 5

Subtotal: \$150.00

b. Professional Services Escrow Fees:

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

Subtotal: \$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.

5. The Applicant should be prepared to discuss the following issues with the Board:
 - a. The need for any Architect Plans of the subject existing structures and/or building additions should be discussed. At a minimum, the use of all buildings/structures should be reviewed.
 - b. The need for an updated Survey Plan to be provided indicating setback distances to the various building additions. A zoning analysis tabulation has been provided with the application package as well as a narrative statement, both indicating no change to onsite setbacks which should be verified/clarified.
 - c. The stormwater management of the site, as well as any stream corridor preservation and/or flood damage prevention measures should be reviewed. A drywell system is indicated to be provided onsite, with supporting design calculations provided, however, no location of said system is provided.
 - d. Compliance with RSIS parking requirements. In addition, whether any garage area, either attached or detached is provided onsite, in accordance with Ordinance Section 220-35D(10) and/or 220-169A, should be clarified.
 - e. The location of the oil tank at the proposed building addition on the southeast corner of the existing dwelling and any abandonment, removal and/or relocation of said tank must be reviewed.



Marlboro Township Zoning Board
Re: Ostrovski
Bulk Variance – Engineering and Planning Review #1

September 3, 2020
H-MR-Z0171.21
Page 6

- f. The principal building coverage indicated as existing and proposed within the submitted zoning analysis tabulation should be verified/clarified.
- g. Whether any tree removal is required to accommodate the proposed building additions.
- 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 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
Inessa Ostrovski – Applicant
Charles Surmonte, PE/PLS. – Applicant's Engineer/Surveyor