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October 1, 2020

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

Re: Peterpaul (ZB20-6719)
Bulk Variance – Engineering and Planning Review #1
Block 268.07 Lot 15
Location: 4 Laurel Lane
Zone: R-80 (Residential)
Our File No.: H-MR-Z0268.08

Dear Board Members:

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

- Variance Plan and Building Permit Plot Plan (1 sheet) prepared by Two River Engineering, dated February 5, 2020, last revised September 8, 2020.
- Plot Plan Title Sheet (1 sheet) prepared by Ronald Kacmarsky Architectural Group, dated July 13, 2020;
- Architect Plan (10 sheets) prepared by Ronald Kacmarsky Architectural Group, dated July 14, 2020;
- A 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 39,051 s.f. property is within an R-80 Zone District and contains 104 feet of frontage along the east side of Laurel Lane approximately 205 feet north of the Union Hill Road intersection. Currently, the property contains a 1-story dwelling with associated walk and rear deck and has access by a concrete drive along the Laurel Lane site frontage.

The Applicant is seeking Bulk Variance approval to construct an approximately 475 s.f. 1-story building addition with a covered porch along the front of the existing dwelling, including new walkway, and an approximately 201 s.f. 1-story building addition at the rear northeast corner of the dwelling. The Applicant also proposes to construct an inground swimming pool with 4 foot patio surround within existing rear yard perimeter fencing.



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2. Surrounding Uses

Properties surrounding the subject site are similarly zoned R-80 containing a mix of residential parcels with the exception of the Asher Holmes and Robertsville Elementary Schools opposite Union Hill Road.

3. Zoning Compliance

The subject property is situated within an R-80 Zone District. The table below summarizes the zone requirements and bulk measures for the property:

DESCRIPTION	REQUIRED	EXISTING	Proposed
Minimum Lot Area	80,000 sf	39,051 s.f.	39,051 s.f. (EC)
Maximum Density (Lots/Acres)	0.43	1.11	1.11 (EC)
Minimum Lot Frontage	250 feet	104 feet	104 feet (EC)
Minimum Lot Width	250 feet	74 feet ±	74 feet ± (EC)
Minimum Lot Depth	300 feet	265 feet ±	265 feet ± (EC)
Minimum Front Yard Setback	50 feet	50.5 feet	37 feet (porch) (V)
Minimum Side Yard Setback	50 feet	4.4 feet/9 feet (EC)	7.8 feet (addition)(V) 9.9 feet (addition)(V)
Minimum Rear Yard Setback	50 feet	77.6 feet	68.2 feet
Maximum Building Height	35 feet	25 feet	25 feet
Minimum Gross Floor Area	1,800 sf	1,433 s.f. ± (EC)	2,117 s.f. ±
Minimum Ground Floor area	1,200 sf	1,433 s.f. ± (EC)	2,117 s.f. ±
Maximum Percentage of Total Lot Coverage	15%	8% ±	12.7% ±
Minimum Side Yard Setback (Accessory)	25 feet	N/A	22.5 feet (pool) (V) 24.6 feet (pool) (V)
Minimum Rear Yard Setback (Accessory)	25 feet	N/A	27.6 feet (pool)
Maximum Building Height (Accessory)	15 feet	N/A	N/A

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



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The following existing condition nonconformities would also appear to remain pertinent to the property:

- a. **Section 220-35C(4)** – No paved terrace or driveway, excepting prior to year 2000, shall be permitted closer than 5 feet to any side or rear property line; the existing driveway, to be expanded southerly, is located within 5 feet of the northerly side property line.
- b. **Section 220-48C (Table I)** – The minimum required lot area is 80,000 s.f.; 39,051 s.f. is provided.
- c. **Section 220-48C (Table I)** – The maximum density permitted is 0.43 lots per acre; approximately 1.12 lots per acre is provided.
- d. **Section 220-48C (Table I)** – The minimum required lot frontage is 250 feet; 104 feet is provided.
- e. **Section 220-48C (Table I)** – The minimum required lot width is 250 feet; approximately 74 feet is provided.
- f. **Section 220-48C (Table I)** – The minimum required lot depth is 300 feet; approximately 264 feet is provided.
- g. **Section 220-165C** – Each lot must front upon an approved public street at least 50 feet in width; Laurel Lane has an apparent 33 foot wide right-of-way width along the subject roadway site frontage.

No variances have been requested with this application, however, the following relief appears necessary:

- h. **Section 220-35D(24)(e)** – The maximum grade for lawns more than 5 feet from a building shall be 25% (4:1); approximately 33% (3:1) grade is proposed along the driveway expansion and at the southeast corner of the pool.
- i. **Section 220-48C (Table I)** – The minimum required front yard setback is 50 feet; 37 feet is proposed to the covered porch with approximately 42 feet proposed to the front building addition.
- j. **Section 220-48C (Table I)** – The minimum required side yard setback is 50 feet; 7.8 feet is proposed to the front building addition along the southerly side property line and 9.9 feet is proposed to the rear building addition along the northerly side property line, both matching existing site conditions. We note existing setbacks of 4.4 feet southerly and 9 feet northerly provided to the existing dwelling which would remain pertinent.



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- k. **Section 220-48C(Table I)** – The minimum required side yard setback to an accessory structure is 25 feet; 22.5 feet is proposed from the southerly side property line to the swimming pool and 24.6 feet is proposed for same to the northerly side property line .
 - l. **Section 220-140C** – The minimum distance between an accessory building or structure and any other building(s) on the same lot shall be 10 feet; 9.5 feet is proposed from the rear building addition to the proposed swimming pool.
 - m. **Section 220-140D(1)(Table III)** – The percentage of maximum permitted principal building coverage is 5% and total building coverage of 6% is permitted; the proposed lot coverage tabulation indicates 2,117 s.f. proposed for the dwelling, including the dwelling addition (483 s.f.) and bedroom expansion (201 s.f.), which would total 5.4% of building coverage. We note that the Zone Data Schedule indicates 2,503 s.f. proposed for the dwelling which would total 6.4% building coverage and should be verified/clarified with the Board regarding proposed building coverage calculation, including whether the indicated porch areas are included within same.
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)	\$250.00
Hardship or Bulk Variance (Residential fences, accessory structures, pools, decks additions and sheds)	\$150.00
Subtotal:	\$400.00

b. **Professional Services Escrow Fees:**

Bulk Variances (residential fences, sheds, decks and gazebos)	\$1,200.00
Bulk Variance (residential single-family dwellings, sports courts, pools, additions)	\$1,500.00
Subtotal:	\$2,700.00

We recommend the Township collect \$400.00 in nonrefundable application fees and \$2,700.00 in professional services escrow fees from the Applicant prior to deeming the application



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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 stormwater management of the property, including the need for any drywell systems to mitigate the increased runoff, must be reviewed.
 - b. Compliance with Residential Site Improvement Standards (RSIS) parking requirements.
 - c. Any permits/approvals required by outside agencies. The Applicant shall discuss the status of all outside agency approvals for the project with the Board. In addition, copies of all outside agency approvals shall be forwarded to this office.
6. Based upon our review of the plans, we offer the following comments:
 - a. A breakdown of the proposed building coverage calculation should be reviewed.
 - b. Verify rear yard setback for the proposed pool, including variance designation, indicated within the Zone Data Schedule and verify existing accessory setbacks indicated in same.
 - c. Provide a detail for the proposed expansion of the existing driveway, as well as for the proposed retaining wall. If the wall exceeds 30 inches in height, a safety barrier is required.
 - d. Clarify the height of the existing walls to remain onsite.
 - e. Confirm whether the proposed front porch addition will conflict with the existing well feature onsite.
 - f. Building height, per Ordinance definition, and floor elevations must be indicated on the Architectural Plans.
 - g. Verify lot area indicated within General Note #3 on the Variance Plan.
 - h. Provide a detail for the concrete that surrounds the pool.

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.



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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 regarding 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/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Erin Peterpaul - Applicant
Two River Engineering – Applicant's Engineer
Ronald Kacmarsky Architectural Group. – Applicant's Architect