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October 14, 2020

Richard Brodsky
AG & A
1500 Lawrence Avenue
CN7807
Ocean, NJ 07712

**Re: 4-6 Ardsley Place
Block 171, Lot 79
Marlboro, NJ
Our File No. HMR00041.02**

Mr. Brodsky:

At the request of Marlboro Township, CME Associates has reviewed the Zoning Permit Application package for the construction of a new single family dwelling, inground pool and accessory structures at 4-6 Ardsley Place in Marlboro Township. The subject property is known as Block 171, Lot 79 and is situated in the LC Land Conservation Zone.

After review of the Zoning Permit the Application is **DENIED**. It has been determined that prior to approval of a Zoning Permit approval from the Marlboro Township Zoning Board of Adjustment is required. Several variances for existing nonconformities and new variances from the Marlboro Township Bulk Standards of the LC Land Conservation Zone.

A complete application for Bulk Variance should be submitted. All required items for the submission shall be submitted to expedite a completeness determination and the scheduling for a hearing.

Should you have any questions or require additional information do not hesitate to contact us.

Very truly yours,
CME Associates

Steven L. Gottlieb, PP, LLA
Interim Zoning Officer

SG:ln:jr
cc: Laura Neumann, PE, PP
Suzanne Rubinstein, Zoning Board Secretary
Kevin Kane, Director-Community Development