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January 5, 2021

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: *Utrobina (ZB20-6727)***  
***Bulk Variance – Engineering / Planning Review #1***  
***Block 311 Lot 5***  
***Location: 309 Brian Drive and Tracy Drive***  
***Zone R-20 (Residential)***  
***Our File: HMRZ0311.01***

Dear Zoning Board Members:

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

- Variance and Swimming Pool Plan (1 sheet) prepared by Two River Engineering, dated November 2, 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 21,538 s.f. property is a corner lot within an R-20 Zone District and contains 104 feet of frontage along Brian Drive to the north and 143 feet of frontage along Tracy Drive to the west. Currently, the property contains a 2-story dwelling with rear deck and a paved drive along the Brian Drive site frontage, as well as the Tracy Drive frontage.

The Applicant is seeking Bulk Variance approval to construct an inground swimming pool within the rear yard area. A stormwater recharge chamber is proposed to mitigate the increased drainage runoff from the property.

2. Surrounding Uses

Properties surrounding the subject site, including opposite both roadways, are similarly zoned R-20 containing a mix of residential parcels with the exception of an open space/stormwater management property opposite Brian Drive.



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### 3. Zoning Compliance

The subject property is situated within an R-20 Zone District. The table below summarizes the Area, Yard and Building requirements of the zone and the property's conformance with these requirements.

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Minimum Lot Area	20,000 s.f.	21,538 s.f.
Minimum Lot Frontage	100 feet	104 feet (Brian Drive)
Minimum Lot Width	100 feet	129 feet
Minimum Lot Depth	150 feet	169 feet
Minimum Front Yard Setback	40 feet	>40 feet
Minimum Side Yard Setback	10 feet	>10 feet
Minimum Rear Yard Setback	50 feet	>50 feet
Maximum Building Height	35 feet	<35 feet
Minimum Gross Floor Area	1,500 s.f.	>1,500 s.f.
Minimum Ground Floor area	1,000 s.f.	>1,000 s.f.
Maximum Percentage of Lot Coverage	28%	36.1% ± (V)
Maximum Principal Building Coverage	11%	14.1% ± (EC)
Maximum Total Building Coverage	14%	14.1% ± (EC)
Maximum Building Area (Accessory)	550 s.f.	N/A
Minimum Side Yard Setback (Accessory)	10 feet	23 feet
Minimum Rear Yard Setback (Accessory)	20 feet	26 (V)
Maximum Building Height (Accessory)	15 feet	N/A

(EC) – Existing Condition

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

- a. **Section 220-140D (Table III)** – The maximum permitted principal building coverage is 11%; approximately 14.1% is provided.
- b. **Section 220-140D (Table III)** – The maximum permitted total building coverage permitted is 14%; approximately 14.1% is provided.

The Applicant has requested the following variance with this application:

- c. **Section 200-56C (Table I)** – The maximum permitted lot coverage is 28%; approximately 36.1% is proposed including the proposed paver driveway replacement



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at 100% impervious coverage (33.8% provided at 50% impervious). We note existing lot coverage of 34% currently provided.

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 pools) \$150.00

**Subtotal: \$150.00**

b. **Professional Services Escrow Fees:**

Bulk Variances (residential pools) \$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. A pool fence enclosure in accordance with Ordinance Section 220-42F must be provided, including a detail.
- b. When the existing driveway was constructed as per Section 220-35C(4), no paved terrace or driveway shall be permitted closer than five feet to any side or rear property line, if constructed after the year 2000.
- c. Whether any tree removal is required to accommodate the proposed improvements.
- d. The stormwater management of the property. At a minimum, our office notes that a recharge chamber is proposed to mitigate the increase in runoff.

6. Based upon our review, we offer the following comments:



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- a. Verify variance designations within the Zone Data Schedule also verify total building coverage and impervious coverage indicated as required.
- b. Provide a detail of the proposed paver patio and paver driveway.
- c. Any existing fence or other site improvements to be removed or relocated should be indicated on the Plan.

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.

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. – Zoning Board Attorney  
Vlena Utrobina – Applicant  
Two River Engineering. – Applicant's Engineer  
Salvatore Alfieri, Esq. – Applicant's Attorney