

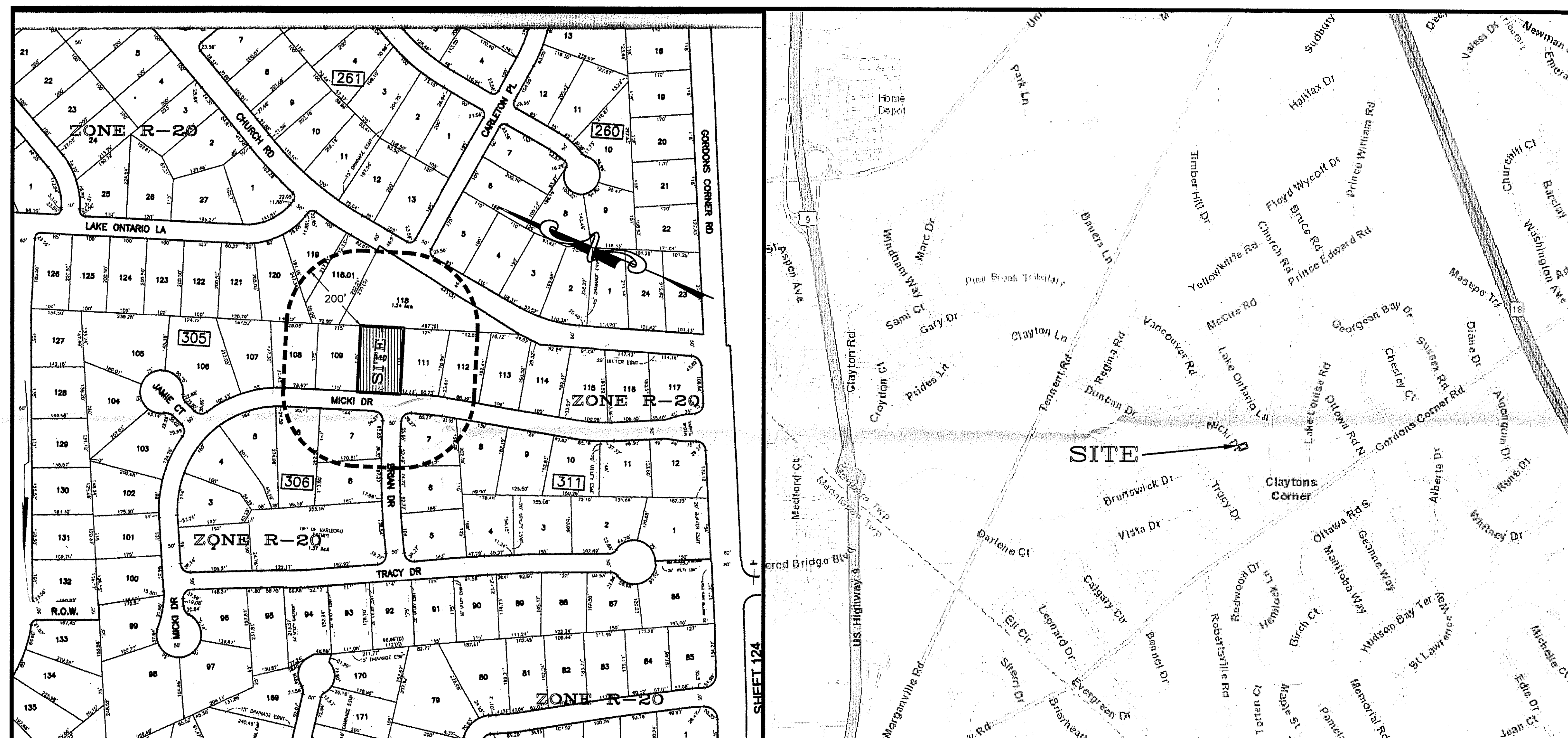
SARKANE VARIANCE PLAN

FOR

LOT 110 OF BLOCK 305

SITUATED IN

MARLBORO TOWNSHIP, MONMOUTH COUNTY, N.J.



KEY MAP
1"=200'

LOCATION MAP
N.T.S.

LIST OF DRAWINGS			
NUMBER	DESCRIPTION	ORIGINAL DATE	LATEST REV. DATE
1 OF 2	COVER SHEET	11/02/20	
2 OF 2	VARIANCE PLAN	11/02/20	

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
- THIS IS A VARIANCE PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), NJ EDITION, LATEST REVISION (2018), AS WELL AS ISPSC 2018.
- OUTBOUND INFORMATION BASED ON A SURVEY PREPARED BY LAKELAND MEASUREMENTS BY MIDSTATE ENGINEERING INC. ON 05/09/20.
- THIS PLAN IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- PROPERTY KNOWN AND DESIGNATED AS LOT 110 OF BLOCK 305, SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
- UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- POOL COMPANY TO INSTALL A CARTRIDGE TYPE FILTER, THEREFOR NO BACKWASHING IS REQUIRED.
- THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY POOL CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.

PROPERTY OWNERS WITHIN 200'

BLOCK/LOT	NAME & ADDRESS
260 5	SAAVEDRA, NELSON S & CLAUDETTE V 15 CORLETON PLACE, MORGANVILLE 07751
305 108	KAMLET, BOBBY & GABRIELLE GITLUB- 135 MICKI DRIVE, MORGANVILLE, NJ 07757
305 109	MANKES, SAUL & SARAH 132 MICKI DRIVE, MORGANVILLE, NJ 07757
305 111	DONOWITZ, BONNIE 124 MICKI DRIVE, MORGANVILLE, NJ 07757
305 112	ROSENBAUM, DANIELLE & DAVID 120 MICKI DRIVE, MORGANVILLE, NJ 07757
305 118	SCHWENCK, WILLIAM JR & EVELYN 98 CHURCH ROAD, MORGANVILLE, NJ 07757
305 118.01	SPRING, DONALD & DONNA 96 CHURCH ROAD, MORGANVILLE, NJ 07751
305 119	CAPALBO, ANTHONY & DIANE 1 LAKE ONTARIO LANE, MORGANVILLE, NJ 07757
305 120	LOZESKI, MICHAEL & RAQUEL 3 LAKE ONTARIO LANE, MORGANVILLE, NJ 07757
306 6	PIERSON, JASON E & AMY 129 MICKI DRIVE, MORGANVILLE, NJ 07757
306 7	SAKSENA, ALOK & RUJATA, ETAL, TRUSTEES 300 BRIAN DRIVE, MORGANVILLE, NJ 07757
306 8	YUDELSON, YAKOV & ALLA 304 BRIAN DRIVE, MORGANVILLE, NJ 07757
311 6	KORNHAUSER, DAVID & ANN 305 BRIAN DRIVE, MORGANVILLE, NJ 07757
311 7	MARTEL, HOWARD L & MARLENE 301 BRIAN DRIVE, MORGANVILLE, NJ 07757
311 8	GREENFIELD, MARC & MARGARET 117 MICKI DRIVE, MORGANVILLE, NJ 07757
	MONMOUTH COUNTY PLANNING BOARD PO BOX 1255, FREEHOLD NJ 07728
	WMUA 103 PENSION ROAD, ENGLISHTOWN, NJ 07726
	MARLBORO TOWNSHIP WATER UTILITY 1979 TOWNSHIP DRIVE, MARLBORO, NJ 07746
	GORDONS CORNER WATER UTILITY 27 VANDERBURG ROAD, MARLBORO, NJ 07746
	NJ NATURAL GAS COMPANY 1415 WUCKOFF ROAD, WALL, NJ 07719
	CABLEVISION OF MONMOUTH 40 PINE STREET, TINTON FALLS, NJ 07753
	VERIZON NEW JERSEY INC. 789 WAYSIDE ROAD, NEPTUNE, NJ 07753
	JERSEY CENTRAL POWER & LIGHT COMPANY 101 CRAWFORD CORNER ROAD, HOLMDEL, NJ 07733

ZONING ANALYSIS

ZONE	REQUIRED	EXISTING	PROPOSED
DISTRICT R-20	20,000 SF	20,125 SF	20,125 SF
MINIMUM LOT AREA	100 FT	115.00 FT	115.00 FT
MINIMUM LOT FRONTAGE	100 FT	115.00 FT	115.00 FT
MINIMUM LOT WIDTH	150 FT	175.00 FT	175.00 FT
MINIMUM LOT DEPTH	40 FT	44.9 FT	44.9 FT
MINIMUM FRONT YARD SETBACK	10 FT	18.0 FT	18.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	79 FT±	79 FT±
MINIMUM REAR YARD SETBACK	10 FT	NA	NA
MINIMUM ACCESSORY SIDE SETBACK	20 FT	NA	NA
MINIMUM ACCESSORY REAR SETBACK	35 FT	>35 FT	>35 FT
MAXIMUM BUILDING HEIGHT	14%	13.9%	13.9%
MAXIMUM BUILDING COVERAGE	28%	32.7%*	36.9%+
MAXIMUM IMPERVIOUS COVERAGE			

* INDICATES THAT A VARIANCE IS REQUIRED FOR AN EXISTING CONDITION
+ INDICATES THAT A VARIANCE IS REQUIRED FOR A PROPOSED CONDITION

OWNER/APPLICANT

SERGEY YEFREMOV & EVITA SARKANE
128 MICKI DRIVE
MORGANVILLE, NJ 07751

APPROVED AS A FINAL PLAT FOR A VARIANCE PLAN BY THE MARLBORO TOWNSHIP ZONING BOARD ON _____

AS APPLICATION NO. _____

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDERS OF THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THIS MAP.

DEC 14 2020

ZB# 20-626 A16

MARLBORO TOWNSHIP
ZONING BOARD

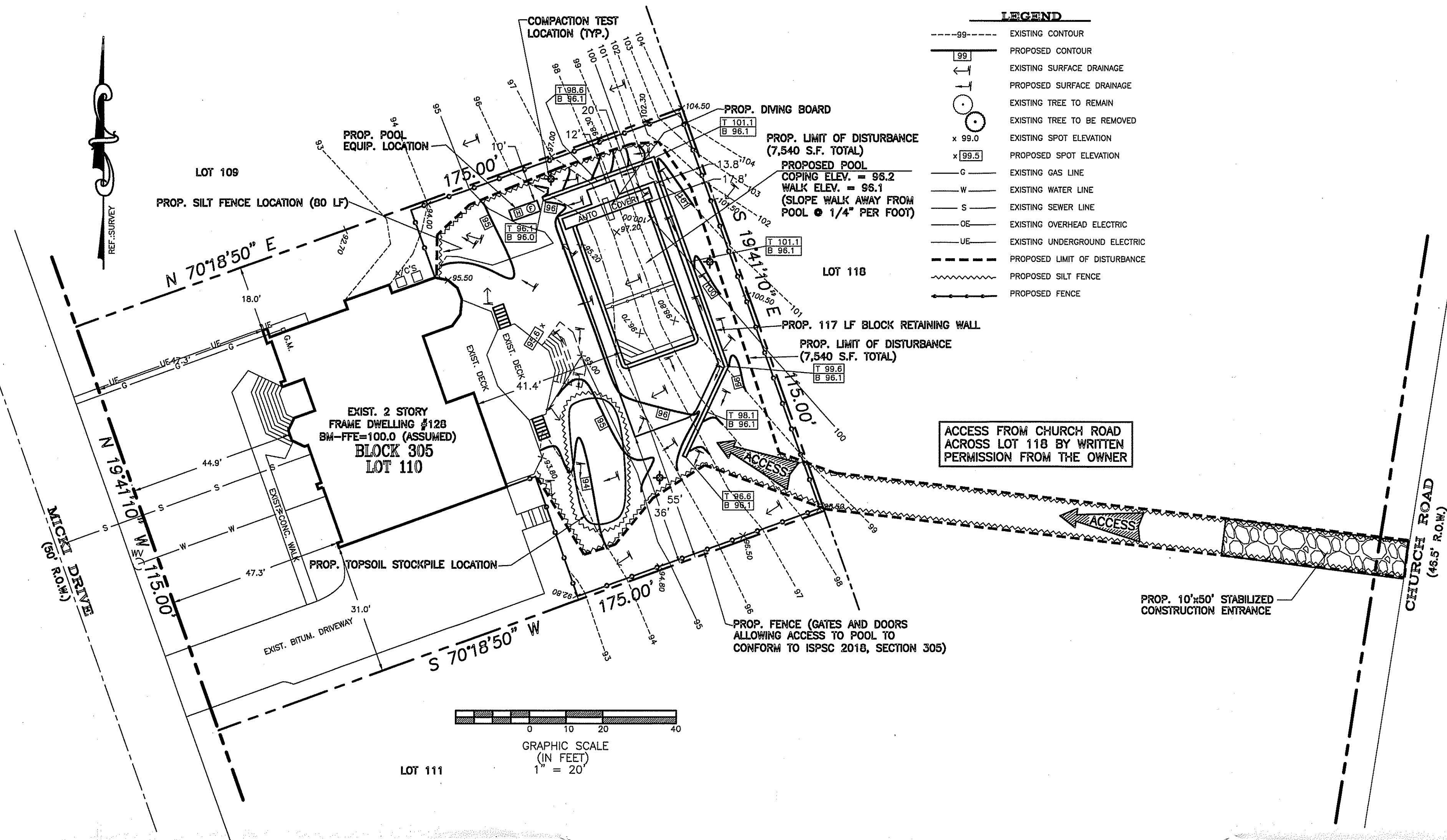
NO.	REVISIONS	DATE

VARIANCE PLAN
PREPARED FOR
"SARKANE" 128 MICKI DRIVE (SEASONAL)
LOT 110 OF BLOCK 305
TAX MAP SHEET NO. 105
SITUATED IN
MARLBORO TOWNSHIP, MONMOUTH COUNTY, NJ

MIDSTATE ENGINEERING INC.
ENGINEERS, SURVEYORS & PLANNERS
12 WALNUT HILL LANE
FREEHOLD, NEW JERSEY 07728
(732) 308-4224
(908) 332-3014-4190
CERT. OF AUTHORIZATION NO. GA277692
PE & LS LICENSE NO. 28966 PP LICENSE NO. 2871

DATE _____
SCALE _____
DRAWN _____
CHECKED _____
FILE NO. _____
SHEET _____

Christen D. Lopez



LOT COVERAGE:

EXISTING:	2,799 S.F.	LOT AREA = 20,125 S.F.
DWELLING	2,337 S.F.	EXIST. BLDG. COVERAGE
DRIVEWAY	417 S.F.	2,799 S.F.
STEPS/WALKS (conc.)	993 S.F.	= 13.9%
DECK	27 S.F.	EXIST. LOT COVERAGE
DECK LANDING (pavers @ 50%)	6,573 S.F.	6,573 S.F.
SUBTOTAL	6,573 S.F.	20,125 S.F. = 32.7%
PROPOSED:		PROPOSED COVERAGE
DECK STEPS (to be removed)	-69 S.F.	7,435 S.F.
DECK LANDING (to be removed)	-27 S.F.	= 36.9%
POOL WATER SURFACE (799 S.F.)	0 S.F.	
PATIO/COPING	934 S.F.	
FILTER PAD	24 S.F.	
SUBTOTAL	882 S.F.	

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- The Freshford Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
 - All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
 - Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
 - N.J.S.A. 42:28-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
 - Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive temporary seeding. If the season prevents the establishment of temporary cover, the disturbed Standard for Stabilization with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
 - Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a match anchor, in accordance with State Standards.
 - A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas: in areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
 - The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1"-2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
 - All soil washed, dropped, spilled, or tracked outside limit of disturbance or onto public right-of-ways will be removed immediately.
 - Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
 - At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover: if the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
 - In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
 - Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
 - Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
 - Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
 - Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
 - All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
 - The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

DRAINAGE CALCULATIONS

Q=CIA

C=0.65 LAWN
 =0.99 IMPERVIOUS
 =0.88 GRAVEL
 =0.59 WOODS

Ae(imperv.)=6,573 sf = 0.151 Acres
 Ap(imperv.)=7,435 sf = 0.171 Acres

i=3.4 in/hr (2 YEAR STORM, NRCS 24 HR DESIGN STORM)
 i=6.5 in/hr (25 YEAR STORM, NRCS 24 HR DESIGN STORM)
 i=8.9 in/hr (100 YEAR STORM, NRCS 24 HR DESIGN STORM)
 A=0.462 ACRES

FOR EXISTING CONDITIONS:
 Qe=[0.151(0.99)+0.311(0.65)]/0.462=0.76
 2 YEAR
 Qe=(0.76)(3.4)(0.462)=1.2 CFS
 25 YEAR
 Qe=(0.76)(6.5)(0.462)=2.3 CFS
 100 YEAR
 Qe=(0.76)(8.9)(0.462)=3.1 CFS

FOR PROPOSED CONDITIONS:
 Cp=[0.171(0.99)+0.291(0.65)]/0.462=0.78
 2 YEAR
 Qp=(0.78)(3.4)(0.462)=1.2 CFS=EXISTING
 25 YEAR
 Qp=(0.78)(6.5)(0.462)=2.3 CFS=EXISTING
 100 YEAR
 Qp=(0.78)(8.9)(0.462)=3.1 CFS=EXISTING

THERE WILL BE A MINIMAL AMOUNT OF INCREASE IN RUNOFF FOR THIS PROJECT

Freshford Soil Conservation District
 4000 Kozloski Road
 Freshford, NJ 07728
 732-683-8500 Phone
 732-683-9140 Fax

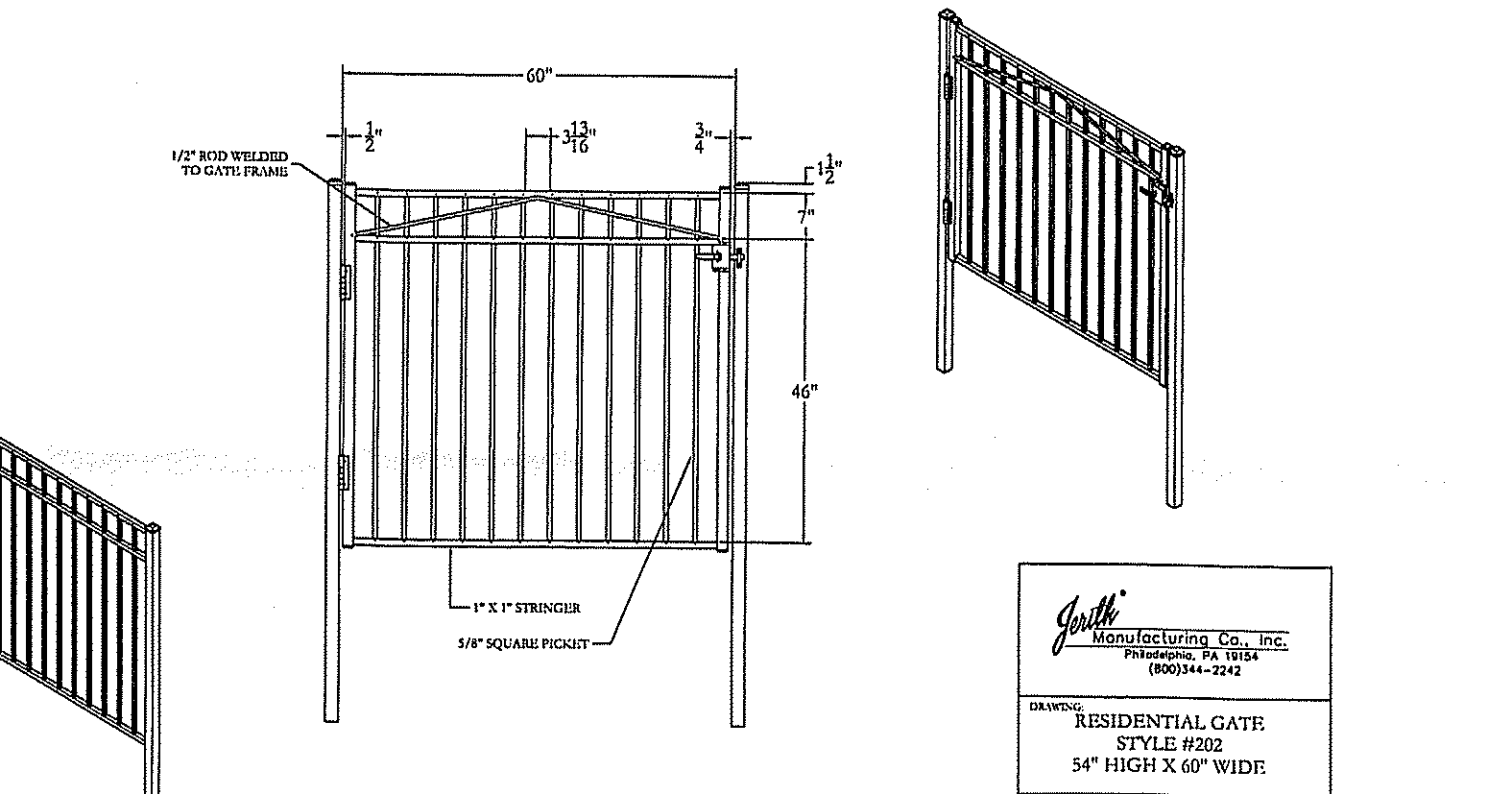
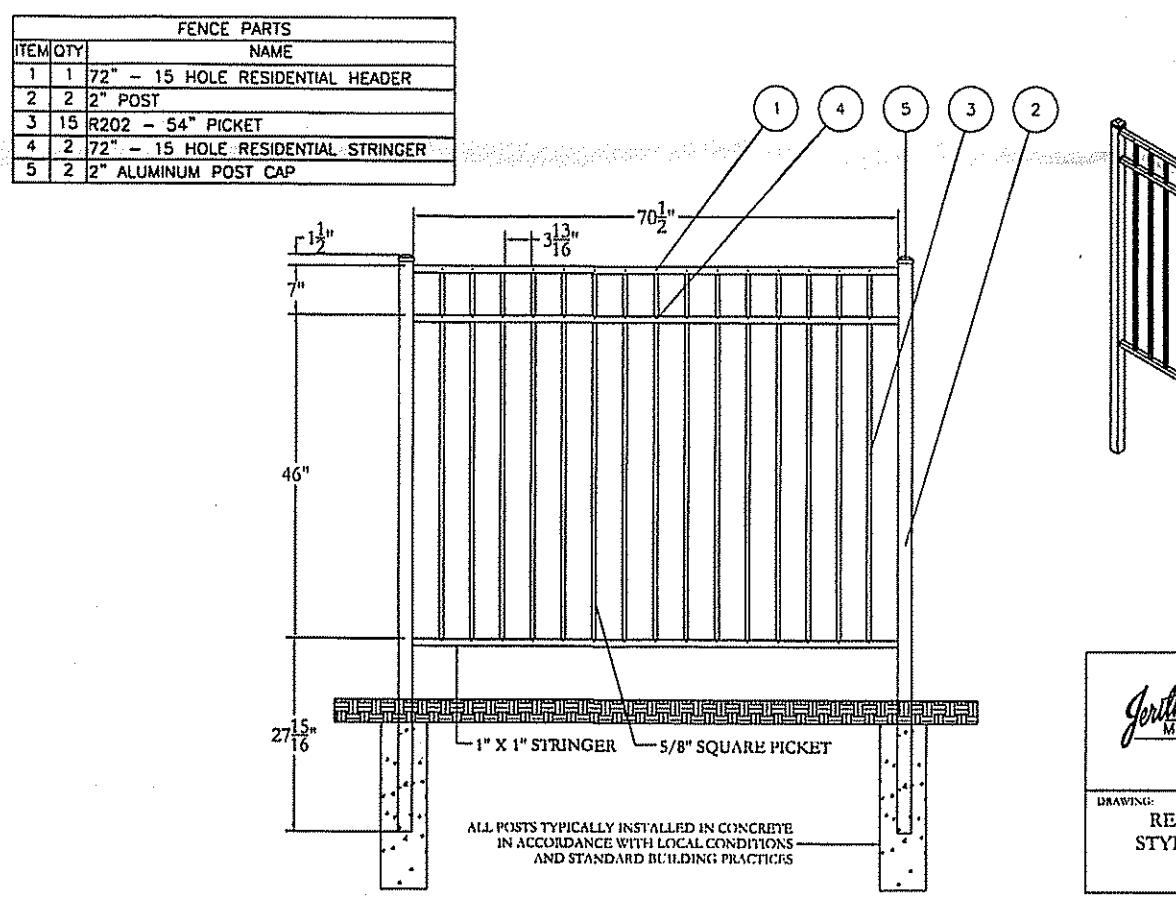
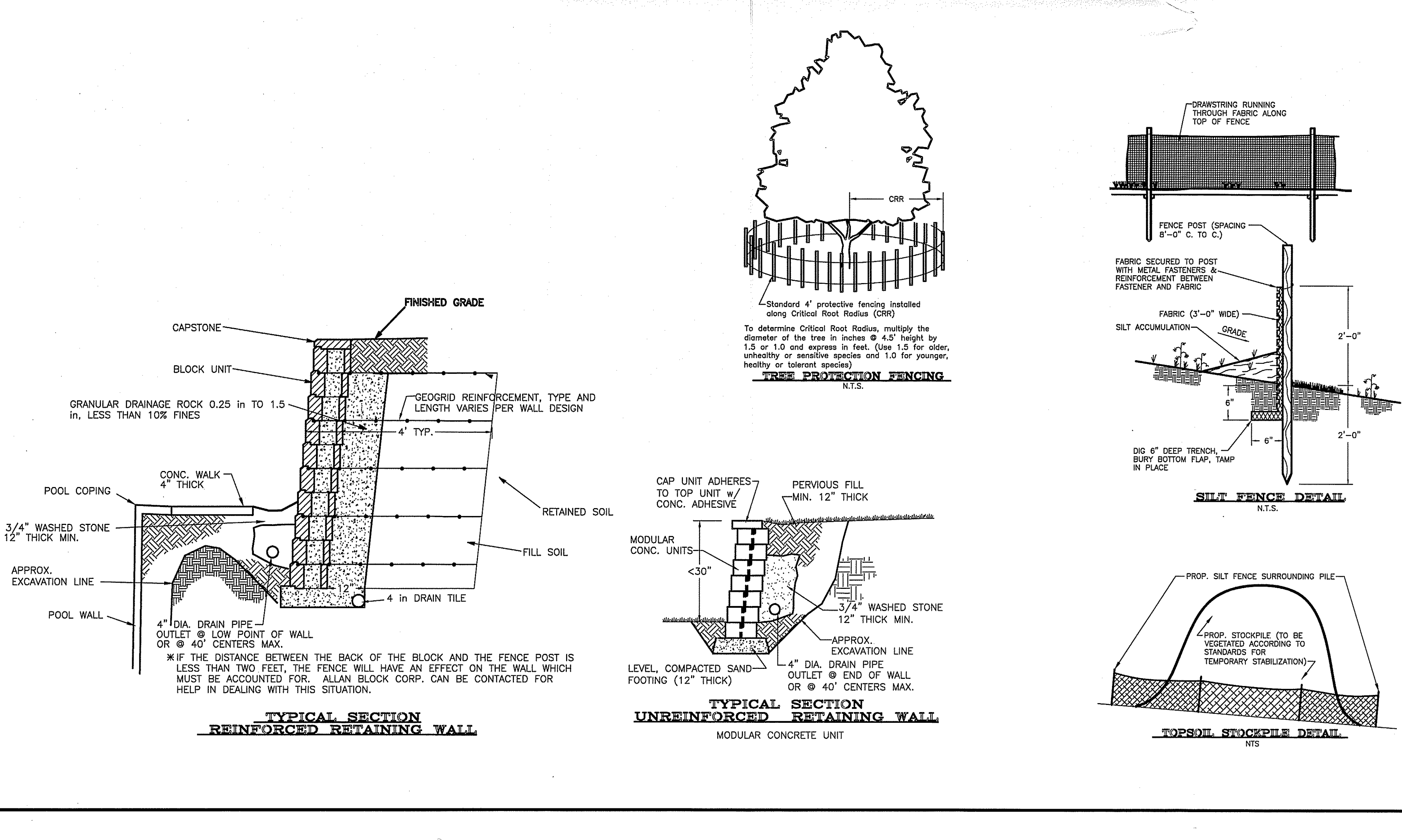
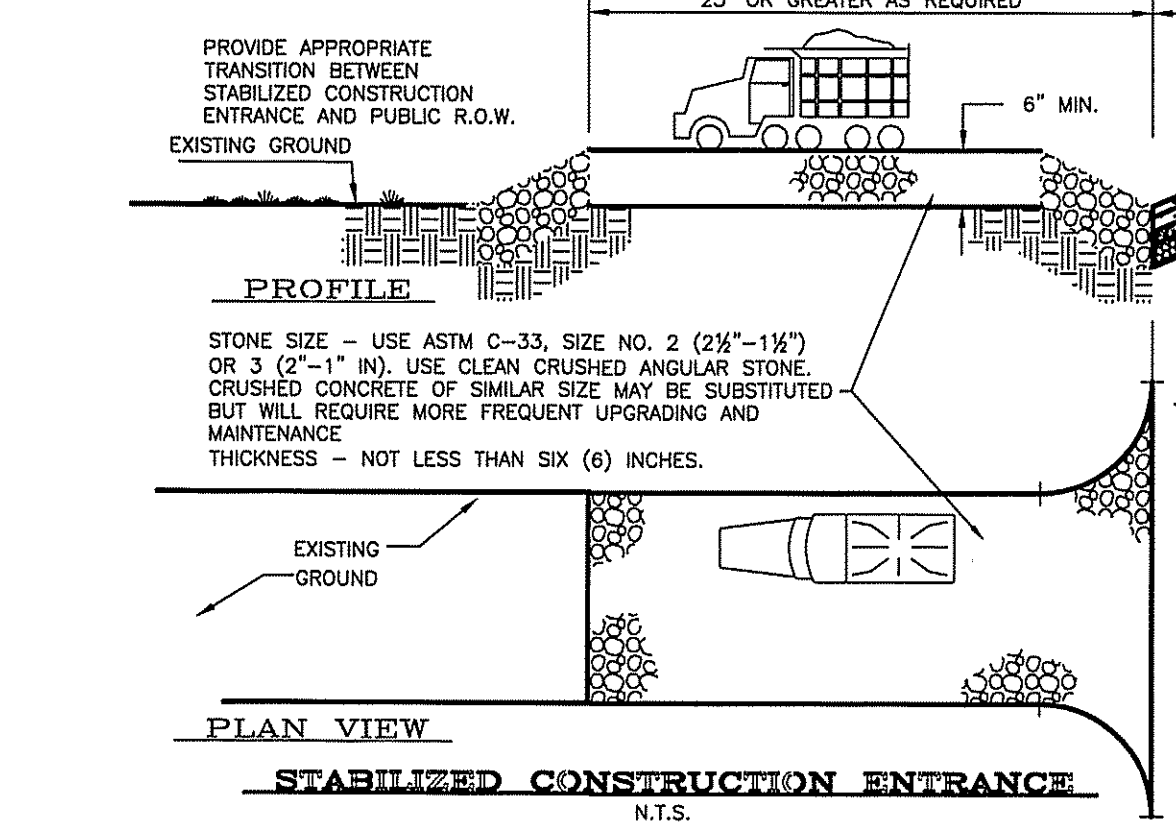


TABLE 27-1: LENGTHS OF CONSTRUCTIONS EMITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	Entire surface stabilized w/ FABC base course (as prescribed by local ordinance or other governing authority)	



Garth Manufacturing Co., Inc.
 800344-2242

Garth Manufacturing Co., Inc.
 800344-2242

Garth Manufacturing Co., Inc.
 800344-2242

NO.	REVISIONS	DATE	DRAWN	CHECKED
VARIANCE PLAN PREPARED FOR "SARKANE" 128 MICKI DRIVE (SEASONAL WORLD) LOT 110 OF BLOCK 305 TAX MAP SHEET NO. 105 SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY				
MIDSTATE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS 82 WALNUT HILL LANE FRESHFORD, NEW JERSEY 07728 (732) 308-4226 FAX: 732-308-4190 CERT. OF AUTHORIZATION NO. CA277692		DATE	11/02/20	
CHESTER DILORENZO P.E., P.P. P.E. & L.S. LICENSE NO. 28996 P.P. LICENSE NO. 2871		SCALE	1" = 20'	
<i>Chester DiLorenzo</i>		DRAWN	CWH	
		CHECKED	CDL	
		FILE NO.	12557	
		SHEET	2 OF 2	