

Written Statement Pursuant to Section II. (Plat Details) of the Completeness Checklist
for Bulk Variance

The property contains a single-family residence located in the LC (Land Conservation) Zone. The property was developed as a single-family residence pursuant to the subdivision set forth in the Final Plat – The Reserve at Marlboro Filed in Monmouth County Clerk's Office in 1985, at which time the property was zoned R-80. Applicant proposes adding an attached two car garage. Bulk variances are required as follows:

- Proposed minimum side yard setback of 50.3 feet (56.8 existing), where 75 feet is required.
- Proposed coverage for principal building of 7.83% (7.09% existing), where 2% is required.
- Proposed total building coverage of 7.95% (7.21% existing), where 2% is permitted.
- Proposed total lot coverage of 17.71% (16.66% existing), where 5% is permitted.