

William F. Schultz, P.E., L.S., P.P.
Township Engineer

Dean Staknys, P.E.
Assistant Township Engineer

Township of Marlboro


1979 Township Drive
Marlboro, New Jersey 07746

(732)536-0200

Fax: (732)972-7697

MEMORANDUM

TO: Zoning Board of Adjustment

FROM: Dean Staknys, P.E. 

RE: Zoning Board of Adjustment application
ZB# 99-5884 of Jennifer and Henry Lee
Address: 32 Hummingbird Court
Block 412, Lot 214
Zone: PAC II

DATE: July 8, 1999

MARLBORO TOWNSHIP
ZONING BOARD

MAY 24 2021

ZB# 21-6747 A-19

Documents Reviewed

1. Application for Hearing, Petition on Appeal and Denial by Zoning Officer Forms dated 5/24/99.
2. Survey of property, Block 412, Lot 214, dated 3/30/98. The survey shows the location of the proposed fence, and a 60' wide buffer easement along the rear yard.
3. Landscaping plan of Glenbrook Estates, sheet 20 of 34 by Crest Engineering dated 8/30/94 revised 8/1/95.

Description of Application/Variances Required

This application is for the construction of a 6' high wooden fence in the side and rear yards of #32 Hummingbird Court.

Most of the fence will be located in an area designated as a 60' wide buffer easement adjacent to Block 412.01.

The proposed fence, therefore, requires variances from the following Marlboro Land Use Chapter 84 standards:

1. *Code Sections 84-30 D(1)a and 84-123B which prohibit the construction of fences in conservation, drainage, or utility right-of-way easements. Most of the fence will be located in a 60-foot wide buffer easement which occupies the rear portion of the property.*
2. *Code Section 84-49.1C (4)(a) and (b) which state "No fences shall be erected in a side yard in this zone, only the rear yard."*

Review Comments

1. There are three rows of existing plantings along the rear of the property. Applicant to indicate exact distance of the fence from the trees closest to the building. Code Section 84-49.1 C(4)c requires a minimum 4 foot clear area from the rear property line for free passage and access. The fence itself is 20 feet from the rear property line, however, the existing trees appear as they will be close to the new fence (within 1-3 feet).
2. Applicant to confirm with the developer of Glenbrook that no additional plantings will be placed in the rear yard which may pose a conflict with the fence.
3. Maintenance of lawn areas between the new fence and existing fences on adjacent properties is the applicant's responsibility.
4. Applicant to indicate location of proposed gate (s).
5. Applicant to indicate if roof drain located at corner of unit near Lot 213 will be impacted and/or relocated.
6. Fence should be constructed in a way that does not block the flow of overland surface runoff.