

*A-4*

TO: Frederick & Mary Reck

Dear Sir or Madam:

Your request for (a building permit to construct or make alterations to) (permission to use) the premises hereinafter described has been denied for the reasons set forth below:

1. Property is located at Block 219 Lot 4 & 5  
30 Hudson Street Marlboro, New Jersey 07746
2. Property is located in a C-1 Village Commercial & LI Light Industrial Zone.
- 3a. The Zoning Ordinance Area, Yard, and Building Requirements are:  
**Lot Area** C-1-20,000 sq. ft.//LI - 3 Acres **Frontage** C-1 -100' // LI -300'  
**Width** C-1 110' // LI - 300' **Depth** C-1 -150' // LI - 300'  
**Front Yard Setback** C-1 -25' LI - 80' **Side Yard Setback** C-1 20' // LI - 70'  
**Rear Yard Setback** C-1 - 50' // LI - 80' **Building Coverage** C-1 - 30% // Total Lot Coverage 30% // LI - Building Coverage 35%, Total Lot Coverage 60%
- 3b. Any previously granted variances for the subject property None
- 4a. Proposed construction involves the following (describe the proposed construction)  
Proposal to subdivide two lots in the C-1 and LI zones into three lots using the MFD-1, Area, Yard and Building Requirements. This will require a use variance and some bulk variances.
- 4b. Your request involves the following use or change of use Build residential homes in C-1 and LI zones.  
*for office use only*
- 4c. Deviations from the Ordinance Requirements due to proposed construction  
Existing Lot Area 34,675 sq. ft. Frontage \_\_\_\_\_  
Front Yard Setback \_\_\_\_\_ Side Yard Setback \_\_\_\_\_  
And \_\_\_\_\_ Rear Yard Setback \_\_\_\_\_  
Land Coverage \_\_\_\_\_ Other \_\_\_\_\_
5.  The Zoning Ordinance does not permit the proposed use in the zone.  
 The Zoning Ordinance requires a Conditional Use Permit for this proposed use.  
 Applicant needs a Hardship Variance.  
 Other
6. Additional Remarks 220-81 & 220-90 -Density/Use Variances required for residential uses in C-1 and LI zones. Assorted bulk variances are required for all three proposed lots to meet the Area, Yard and/or Building requirements of the proposed MFD-1 zone. Lot A will require a variance for (front yard setback) - 220-34D(7); Lot B will require variances for lot area, width & frontage - 220-34D(2), (4), (5); Lot C will require variances for lot area, width, frontage, & depth - 220-34D (2), (4), (5), (6).

*Sarah Paris*  
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Sarah Paris, Zoning/Code Enforcement Officer