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April 15, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: GFY Services, LLC
Use Variance - Engineering & Planning Review #1
Block 147 Lot 9
Location: 431 Texas Road
Zone: LC (Land Conservation)
CME File No.: HMRZ0147.19

Dear Zoning Board Members:

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

- Use Variance Plan (1 sheet) prepared by Two River Engineering dated February 28, 2020, unrevised;
- A Development Application and Checklist.

In accordance with your authorization, we have reviewed this application for Use Variance approval and offer the following comments:

1. Project Description and Approval History

The subject 10.5 acre property is within an LC Zone District and contains 1,192 feet of frontage along the easterly side of Texas Road approximately 1,671 feet north of the Spring Valley Road intersection. Currently, the property contains a 1-story dwelling, an accessory shed, and a paved driveway along the Texas Road site frontage. The remainder of the property is wooded with an unnamed water channel traversing the approximate midpoint of the site.

The Applicant is seeking approval to construct a 10,000 s.f. (80 feet x 125 feet) commercial building to be utilized as a landscape and paving business, with fence enclosed parking, including 12 feet by 30 feet truck spaces and an approximately 20 foot by 25 foot outdoor storage bin. Access to the proposed building is to be provided by a gated, gravel surface drive along the Texas Road site frontage and a stormwater management basin area is indicated as proposed onsite.

Neither the specific landscape/paving business use nor the mix-use of residential and commercial are permitted, accessory or conditional uses within an LC Zone District therefore requiring the subject Use Variance.