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October 27, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: Surman (ZB20-6720)
Bulk Variance – Engineering / Planning / Review #1
Block 125 Lot 3
Location: 20 Marlboro Street and Wilson Avenue
Zone R-30/20 (Residential)
Our File: HMRZ0125.03

Dear Zoning Board Members:

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

- Plan of Survey (1 sheet) prepared by Leeper Land Group, LLC dated May 8, 2018, unrevised (unsigned photocopy);
- A development application.

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

1. Project Description

The subject 33,750 s.f. property is a corner lot within an R-30/20 Zone District and contains 225 feet of frontage along Wilson Avenue to the west and 150 feet of frontage along Marlboro Street to the north. Currently, the property contains a 1-story dwelling with associated walks, rear patio area, and a paved driveway along the Marlboro Street site frontage.

The Applicant is seeking Bulk Variance approval to construct a 6 foot high fence within the front yard area along Wilson Avenue.

2. Surrounding Uses

Properties surrounding the subject site, including opposite both roadways, are similarly zoned R-30-20 and contain a mix of residential parcels.



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3. Zoning Compliance

The subject property is situated within an R-30/20 Zone District. The table below summarizes the Area, Yard and Building requirements of the zone and the property's conformance with these requirements.

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Minimum Lot Area	20,000 s.f.	33,750 s.f.
Minimum Lot Frontage	150 ft. (Corner Lot)	150 feet Marlboro Street 225 feet (Wilson Avenue)
Minimum Lot Width	150 ft. (Corner Lot)	150 feet
Minimum Lot Depth	150 ft.	225 feet
Minimum Front Yard Setback	30 ft.	30.2 feet (Wilson Avenue 44 feet ± (Marlboro Street)
Minimum Side Yard Setback	10 ft.	>10 feet
Minimum Rear Yard Setback	50 ft.	>50 feet
Maximum Building Height	35 ft.	>35 feet
Minimum Gross Floor Area	1,500 s.f.	>1,500 s.f.
Minimum Ground Floor area	1,000 s.f.	>1,000 s.f.
Maximum Percentage of Lot Coverage	28%	7.3% ±
Minimum Side Yard Setback (Accessory)	10 ft.	N/A
Minimum Rear Yard Setback (Accessory)	20 ft.	N/A
Maximum Building Height (Accessory)	15 ft.	N/A

The Applicant has requested a variance for the following with this application:

- a) **Section 220-95A(8)(b)[1]** – For a corner lot, a fence within the second front yard area may start at the rear corner of the principal structure and must be erected 20 feet from the property line, but in no event closer than 10 feet from any sidewalk. The Applicant indicates that the proposed fence along Wilson Avenue would align with the neighbor's fence, however, no setback from the right-of-way line or edge of pavement is provided for the subject fence. We note that the adjoining neighbor's fence was proposed with an apparent 7 foot setback from the Wilson Avenue right-of-way.

4. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Hardship or Bulk Variance (Residential fences, accessory structures, pools, decks additions and sheds)	\$150.00
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Subtotal: **\$150.00**

b. **Professional Services Escrow Fees:**

Bulk Variances (residential fences, sheds,
decks and gazebos) **\$1,200.00**

Subtotal: **\$1,200.00**

We recommend the Township collect \$150.00 in nonrefundable application fees and \$1,200.00 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

5. The Applicant should be prepared to discuss the following issues with the Board:
 - a. The height and type of fence proposed as well as setback along Wilson Avenue must be verified with the Board regarding compliance with Ordinance Section 220.95A(8)(b)[2] as well as Section 220-95A(8)9b)[3] regarding landscaping along said fence. The Applicant indicates the subject fence in association with a future swimming pool and play area which must also be discussed regarding compliance with the fencing requirements as such per Ordinance Section 220-42F and/or 220-44D.
 - b. The need for any tree removal permit in association with the fence construction.
6. Based upon our review, we offer the following comments:
 - a. The submitted Plan of Survey must be verified/clarified regarding depiction of the subject property and improvements.
 - b. The limits, including setback to property lines, or the subject fence must be clarified on the Plan and a Fence Detail should be provided.
 - c. Any existing fence or other site improvements to be removed or relocated should be indicated on the Plan.

Based upon the minor nature of the information requested, we recommend that this application be deemed complete subject to the Applicant complying with all applicable notification requirements as set forth within the Marlboro Township Land Use Ordinance and the Municipal Land Use Law.



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The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME ASSOCIATES

Laura J. Neumann, PE, PP
Zoning Board of Adjustment Engineer and Planner

LJN/GAC/pg
cc: Marlboro Township Engineering Department
Ronald Cucchiaro. – Zoning Board Attorney
Mikhail Surman – Applicant