

MARLBORO TOWNSHIP  
ZONING BOARD

JAN 20 2021

ZB# 21-6728



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January 19, 2021

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: William Zieden-Weber (ZB21-6728)**  
**Bulk Variance – Engineering / Planning Review #1**  
**Block 119.03, Lot 10**  
**Location: 53 Petra Drive**  
**Zone RSCS (Senior Citizen Residential & Single Family District)**  
**Our File: HMRZ0119-09**

Dear Zoning Board Members:

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

- Pool Grading Plan (1 sheet) prepared by The Cannon Group, PC., dated August 19, 2020, unrevised;
- A development application.

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

1. Project Description

The subject 7,836 s.f. property is located within an RSCS Zone District and provides 75 feet of frontage along the northern side of Petra Drive, approximately 450 feet south of the Rachael Drive intersection. Currently, the property contains a 2-story dwelling with associated walk and concrete patio, as well as a paved driveway along the Petra Drive site frontage.

The Applicant is seeking Bulk Variance approval to construct an inground swimming pool with associated patio within the rear yard.

2. Surrounding Uses

Properties surrounding the subject site are similarly zoned RSCS and contain a mix of residential parcels.

3. Zoning Compliance

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

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



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<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Minimum Lot Area	7,500 s.f.	7,836 s.f.
Minimum Lot Frontage	75 feet	75 feet
Minimum Lot Width	75 feet	75 feet
Minimum Lot Depth	100 feet	>100 feet
Minimum Front Yard Setback	25 feet	20 feet ± (E)
Minimum Side Yard Setback	10 feet	12.5 feet ±
Minimum Rear Yard Setback	30 feet	32 feet ±
Maximum Building Height	35 feet	<35 feet
Minimum Gross Floor Area	1,000 s.f.	>1,000 s.f.
Minimum Ground Floor area	750 s.f.	2,048 s.f.
Maximum Percentage of Lot Coverage	38%	43.8% ± (V)
Maximum Principal Building Coverage	32%	26.1%
Maximum Total Building Coverage	38%	26.1%
Maximum Building Area (Accessory)	600 s.f.	N/A
Minimum Front Yard Setback (Pool)*	25 feet	74 feet ±
Minimum Side Yard Setback (Pool)*	10 feet	13.0 feet
Maximum Building Height (Accessory)	15 feet	N/A

(V) – Variance Required (EC) – Existing Condition

\* = No private swimming pool shall be placed nearer to a street or side property line than would be allowed for buildings in the zoning provisions of the Township of Marlboro.

The following is an existing condition which appears to remain pertinent to the subject property:

- a. **Section 220-65** – The minimum principal building front yard setback is 25 feet; 20 feet is provided between the front property line and the existing house.

The Applicant has requested the following variance with this application:

- b. **Section 220-65 (Table III)** – The maximum permitted lot coverage is 38%; approximately 43.8% is proposed. We note that the existing lot coverage is approximately 38%.

Additionally, the following variance appears necessary:

- c. **Section 220-42B(3)(f)** – There shall be no change in existing grade which raises the elevation of the lot within five feet of a property line; the elevation is proposed to increase within five feet of the northern property line.



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The Applicant has not requested any design waivers; however, the following appears necessary:

d. **Section 220-140C** – Pools must be a minimum of 10 feet from any other structure on the property; 7.6 feet is proposed between the pool and the house.

4. The Applicant has not requested any submission waivers; however, the following appear necessary from the Bulk Variance Checklist:

- a. Signed and sealed copy of the survey of the property.
- b. Key Map at a scale of 1" = 1,000'.
- c. Schedule indicating all zone requirements, showing required, existing and proposed, including impervious lot coverage breakdown.
- d. The zoning district affecting the tract and a summary of the required and proposed area, yard and building requirements.

5. 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 pools)	\$150.00
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<b>Subtotal:</b>	<b>\$150.00</b>
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b. **Professional Services Escrow Fees:**

Bulk Variances (residential pools)	\$1,500.00
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<b>Subtotal:</b>	<b>\$1,500.00</b>
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We recommend the Township collect \$150.00 in nonrefundable application fees and \$1,500.00 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.

6. The Applicant should be prepared to discuss the following issues with the Board:

- a. Whether any tree removal is required to accommodate the proposed improvements.



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- b. The need for a current property survey.
  - c. The stormwater management of the property, including the need for a drywell system.
7. Based upon our review, we offer the following comments:
- a. Revise the slope between the concrete patio at elevation 16.75 and the existing 15 contour to be less than a 4:1 slope.
  - b. Depict the limit of disturbance line for all proposed grading and improvements.
  - c. Provide additional silt fence along the northern property line, between the western property line and the house, and on the east side of the house.
  - d. Provide a Zone Schedule 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.

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/JAR

cc: Marlboro Township Engineering Department  
Ronald Cucchiaro. – Zoning Board Attorney  
William Zieden-Weber– Applicant  
The Cannon Group P.C. – Applicant's Engineer  
Salvatore Alfieri, Esq. – Applicant's Attorney