



April 19, 2021

Marlboro Township Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

Re: *Marcus Pettyjohn Jr. (ZB21-6734)*
Bulk Variance Application – Engineering and Planning Review #1
Block 160.01, Lot 1
Location: 338 Route 79
Zone: LC (Land Conservation)
Our File No.: HMRZ0160.04

Dear Zoning Board Members:

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

- Site Plan and Architectural Floor Plans and Elevations (5 sheets) prepared by Monmouth Ocean Design Experts, dated February 24, 2021, unrevised;
- Plan of Survey (1 sheet) prepared by Control Layouts, Inc. dated September 15, 2011, revised January 7, 2021.

In accordance with your authorization, our office has reviewed the Bulk Variance application package for the above-referenced site and offer the following comments:

1. Project Description

The subject 7.16 acre corner property is located within an LC Zoning District, and contains approximately 1,560 feet of frontage along both Route 79 and Conover Road. Currently, the property contains a 1½-story dwelling, two barn accessory buildings, a concrete patio and a paved driveway that connects both frontages.

The Applicant is seeking Bulk Variance approval to construct an addition to the existing 1 ½-story dwelling which includes a two-car garage. The existing driveway is proposed to be extended to the garage and a deck is proposed to be attached to the dwelling.

2. Surrounding Uses

Properties surrounding the subject site, including opposite both Route 79 and Conover Road, are similarly zoned for Land Conservation. The Morganville United Methodist Church is located to the south, Mount Sinai Cemetery is located to the east, and a combination of residential and agricultural uses are located to the north and west.



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3. Zoning Compliance

The subject property is situated within an LC Zone District. The table below summarizes the bulk measures and zone requirements for the property:

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	5 acres	7.16 acres
Minimum Lot Density	0.16 lots/acre	0.14 lots/acre (E)
Minimum Lot Frontage	400 feet	1,560 feet ±
Minimum Lot Width	400 feet	N/A
Minimum Lot Depth	500 feet	300 feet ± (E)
Minimum Front Yard Setback	75 feet	78.3 feet (RT.79) 58.6 feet (Conover) (V) 49.4 feet (Intersection) (E)
Minimum Side Yard Setback	75 feet	N/A
Minimum Rear Yard Setback	75 feet	488 feet ±
Maximum Building Height	35 feet	32.3 feet
Minimum Gross Floor Area	1,900 sf	3,465 sf
Minimum Ground Floor area	1,200 sf	2,536 sf
Maximum Impervious Lot Coverage	5%	3.3%
Maximum Percentage of Principal Building Coverage	2%	1%
Maximum Building Coverage for Accessory Structure	1,089 sf	3,343.1 sf (E)
Minimum Front Yard Setback (Accessory)	100 feet	47.7 feet (Barn) (E) 50 feet ± (Deck) (V)
Minimum Side Yard Setback (Accessory)	40 feet	N/A
Minimum Rear Yard Setback (Accessory)	40 feet	293.5 feet
Maximum Building Height (Accessory)	40 feet	< 40 feet

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



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The following existing conditions would remain pertinent to the property:

- a. **Section 220 – Attachment 9** – The minimum lot density is 0.16 lots/acre; whereas the existing property is 0.14 lots/acre.
- b. **Section 220 – Attachment 9** – The minimum lot depth is 500 feet; whereas the existing lot depth is approximately 300 feet.
- c. **Section 220 – Attachment 9** – The minimum front yard setback is 75 feet; whereas the existing setback to the northern front property line adjacent to the intersection is 49.4 feet.
- d. **Section 220 – Attachment 9** – The minimum accessory front yard setback is 100 feet; whereas the existing accessory barn is setback 47.7 feet to Conover Road.
- e. **Section 220 – Attachment 9** – The maximum accessory building coverage is 1,089 sf; whereas the two existing barns are a combined 3,343.1 sf in size.

The Applicant has requested the following variance with this application:

- a. **Section 220 – Attachment 9** – The minimum required front yard setback is 75 feet; whereas the front yard setback to Conover Road is 58.6 feet.

Additionally, the following variance is necessary:

- b. **Section 220 – Attachment 9** – The minimum required accessory front yard setback is 100 feet; whereas the proposed deck is setback approximately 50 feet from the front property line adjacent to the intersection.

- 4. The Applicant has requested waivers for the following Bulk Variance Checklist items:
 - a. Title Block in accordance with the Rules governing Title Blocks for Professional Engineers.
 - b. Stormwater runoff calculations per 220-151.
- 5. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Bulk Variance (Residential - Addition)	\$150.00
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Subtotal Nonrefundable Application Fees:	\$150.00
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b. Professional Services Escrow Fees:

Bulk Variance (Residential –Addition) \$1,500.00

Subtotal Professional Services Escrow Fees: \$1,500.00

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 lot regrading and/or tree removal is required to accommodate the proposed building addition.
 - b. Compliance with Residential Site Improvement Standards (RSIS) parking requirements for the dwelling.
 - c. The stormwater management of the property should be reviewed with the Board, including the need for any drywell system.
 - d. Any approvals/permits required by outside agencies. The Applicant shall address the Board regarding the status of all outside agency approvals and copies of all said approvals shall be forwarded to our office.

7. Based upon our review, we offer the following comments:
 - a. Provide a detail for the proposed asphalt driveway in accordance with the standards outlined in Section 220-169.
 - b. Identify on the Site Plan if a walkway is to be constructed from the southern and western porch steps and the deck, and if so, also provide a detail for same.

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.



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

Very truly yours,

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

LJN/JAR/MDG

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Marcus Pettyjohn Jr. – Applicant
Monmouth Ocean Design Experts – Applicant's Architect