
Preliminary List of Variances & Waivers
June 2021

**Proposed Self-Storage Facility
Vanderburg Road (CR 4) and Boundary Road
Block 360, Lots 7 & 8
Township of Marlboro
Monmouth County, NJ
DEC# 3724-99-001**

Variances

1. (§ 220-35(D)(24)(E)) *The maximum grade for lawns within five feet of a building shall be 10%, and lawns more than five feet from a building, 25%.*
 - Proposed lawn grades exceed 25% for installation of infiltration basins.

2. (§ 220-95(A)) *Fences hereafter erected, altered or reconstructed in any zone in the Township of Marlboro shall be open fences not to exceed three feet in height above ground level when located in a front yard area, or five feet on a lot of six or more acres of farmland, or fences not to exceed six feet in height above ground level in any side or rear yard areas.*
 - Proposed fencing in front yard exceeds three feet in height for security and safety reasons.

3. (§ 220-97(E)(4)) *All parking areas for 20 or more vehicles shall contain grassed or landscaped island areas of at least six feet in width separating rows of parking spaces in accordance with the provisions of §220-169H. Such island areas shall be spread throughout the parking area in accordance with a site plan approved by the planning board and shall occupy a minimum of 10% of the area formed by the outer perimeter of the paved parking area. The island areas shall contain a minimum of one shade tree for each 10 parking spaces in the parking area and shall be landscaped in accordance with a landscaping plan approved by the planning board.*
 - Proposed interior landscape islands comprise approximately 7.6% of the parking area.

Site Plan Application - Checklist Waivers

- *Item q – The location and identification of any proposed recreation areas.*
 - No recreation areas are located in the immediate area.

The Applicant requests any and all submission waivers and/or variance relief that are not specifically identified herein. Testimony will be supplied at the public hearing to support said submission waivers.

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