



May 19, 2021

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

Re: Michael Clark (ZB21-6741)
Bulk Variance Application – Engineering and Planning Review #1
Block 415, Lot 12
Location: 34 Buckley Road
Zone: C-5 (Community Commercial District II)
Our File No.: HMRZ0415.04

Dear Zoning Board Members:

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

- A mark-up of a plan entitled Proposed Improvements depicted on the Plan of Survey (1 sheet) prepared by Seneca Survey Co., Inc., dated September 25, 2003, unrevised;
- A Development Application.

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 0.60 acre property is located within a C-5 Zoning District, and contains 88 feet of frontage along Buckley Road. Currently, the property contains a 1-story dwelling with a detached car garage, a deck, and a paved driveway.

The Applicant is seeking Bulk Variance approval to construct an above-ground pool in the backyard.

2. Surrounding Uses

Properties surrounding the subject site are similarly zoned within the C-5 (Community Commercial District II) zone.



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3. Zoning Compliance

The subject property is situated within a C-5 Zone District. The table below summarizes the bulk measures and zone requirements for the property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	5 acres	0.60 acres (EC)
Minimum Lot Frontage	400 feet	88 feet (EC)
Minimum Lot Width	400 feet	88 feet (EC)
Minimum Lot Depth	450 feet	300 feet (EC)
Minimum Front Yard Setback	75 feet	+/- 80 feet
Minimum Side Yard Setback	50 feet	+/- 13 feet (EC)
Minimum Rear Yard Setback	50 feet	+/- 172 feet
Minimum Accessory Building Side Yard Setback	40 feet	13.8 feet (V)
Minimum Accessory Building Rear Yard Setback	40 feet	+/- 115 feet
Maximum Principal Building Height	35 feet	< 35 feet
Maximum Percentage of Lot Coverage by Buildings and Structure	30%	+/- 9.8%
Maximum Percentage of Impervious Lot Coverage	60%	+/- 19.7%
Floor Area Ratio (FAR)	0.30	+/- 0.05

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

The following existing conditions remain pertinent to the property:

- a. **Section 220 – Attachment 9** – The minimum required lot area is 5 acres; whereas the existing lot is 0.60 acres.
- b. **Section 220 – Attachment 9** – The minimum required lot frontage is 400 feet; whereas the existing frontage is 88 feet.



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- c. **Section 220 – Attachment 9** – The minimum required lot width is 400 feet; whereas the existing lot width is 88 feet.
- d. **Section 220 – Attachment 9** – The minimum required lot depth is 450 feet; whereas the existing lot depth is 300 feet.
- e. **Section 220 – Attachment 9** – The minimum required side yard setback is 50 feet; whereas the existing dwelling is set back 13 feet.

The Applicant has requested the following variance with this application:

- a. **Section 220 – Attachment 9** – The minimum required accessory building side yard setback is 40 feet; whereas the proposed above ground pool is set back 13.8 feet.
4. The Applicant has not requested any waivers from providing required checklist submission items, however, the following Bulk Variance Checklist items should be provided or waivers requested:
- a. Completed Checklist
 - b. Plan drawn to scale
 - c. Key Map
 - d. Schedule indicating all zone requirements
 - e. Zoning District affecting the tract and a summary of requirements

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

a. Nonrefundable Application Fees:

Bulk Variance (Residential – Pool) \$150.00

Subtotal Nonrefundable Application Fees: \$150.00

b. Professional Services Escrow Fees:

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

Subtotal Professional Services Escrow Fees: \$1,500.00



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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 shall be prepared to discuss the following issues with the Board:
 - a. Whether any tree removal is required to accommodate the proposed improvements.
 - b. 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 comment:
 - a. The existing or proposed fence surrounding the proposed pool shall be shown.

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,

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
Michael Clark- Applicant