



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

January 7, 2020

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: Tadevosyan  
Bulk Variance – Engineering and Planning Review #1  
Block 270 Lot 126  
Location: 17 Robinson Road  
Zone: R-20 (Residential)  
Our File: H-MR-Z0270.04**

Dear Zoning Board Members:

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

- Plot Plan/Variance Plan (1 sheet) prepared by Concept Engineering Consultants, PA dated September 24, 2019, last revised November 19, 2019;
- Specifications, Site Plan (5 sheets) prepared by Thomas Giegerich Architect, LLC dated August 28, 2019, last revised December 14, 2019;
- 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 23,961 s.f. property is within an R-20 Zone District and contains 123 feet of frontage along the cul-de-sac terminus of Robinson Road. Currently, the property contains a 2-story dwelling with associated walk(s), rear 1-story screened porch and patio area, and a paved driveway along the Robinson Road frontage.

The Applicant proposes to construct a 2-story building addition within the area of the existing 1-story screened porch with a second floor balcony, a 1-story covered porch addition at the front building entry, and a second floor building addition with two (2) second floor balconies above the existing 1-story garage area. With the exception of the front porch and balcony areas, all building additions are proposed within the existing building footprint.

2. Surrounding Uses

Properties north and west, opposite Robinson Road, of the subject site are similarly zoned R-20 containing a mix of residential parcels while properties south and east are zoned R-60 containing residential and/or residential/agricultural parcels.



Marlboro Township Zoning Board  
 Re: Tadevosyan  
 Bulk Variance – Engineering and Planning Review #1

January 7, 2020  
 HMRZ0270.04  
 Page 2

3. Zoning Compliance

The subject property is situated within an R-20 Zone District. The table below summarizes the Bulk Measures and Zone Requirements for the property:

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Minimum Lot Area	20,000 s.f.	23,961 s.f.	23,961 s.f.
Minimum Lot Frontage	100 feet	123.7 feet	123.7 feet
Minimum Lot Width	100 feet	114 feet ±	114 feet ±
Minimum Lot Depth	150 feet	240 feet ±	240 feet ±
Minimum Front Yard Setback	40 feet	42.5 s.f.	35.2 feet (V) (covered porch addition)
Minimum Side Yard Setback	10 feet	21.1/28.7 feet	21/25 feet ± (balcony)
Minimum Rear Yard Setback	50 feet	151.2 feet	145 feet ± (balcony)
Maximum Building Height	35 feet	20.8 feet ±	20.8 feet ±
Minimum Gross Floor Area	1,500 sf	3,460 s.f. ±	4,050 s.f. ±
Minimum Ground Floor area	1,000 sf	2,022 s.f. ±	2,022 s.f. ±
Maximum Percentage of Lot Coverage	28%	14.8% ±	14.8% ±
Minimum Side Yard Setback (Accessory)	10 feet	N/A	N/A
Minimum Rear Yard Setback (Accessory)	20 feet	N/A	N/A
Maximum Building Height (Accessory)	15 feet	N/A	N/A

(V) – Variance Required

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

- a. **Section 220-56C (Table I)** – The minimum required front setback is 40 feet; 35.1 feet is proposed to the covered porch.

No additional variances and/or design waivers appear necessary.



Marlboro Township Zoning Board  
Re: Tadevosyan  
Bulk Variance – Engineering and Planning Review #1

January 7, 2020  
HMRZ0270.04  
Page 3

4. The Applicant has not requested any waivers from providing required Bulk Variance Checklist submission items, however, the following required checklist item should be provided or waiver requested:
- a. Key Map at a scale of 1 inch = 1,000 feet
  - b. A current certified property survey, including owner's name, prepared by a licensed land surveyor shall be submitted with the application.

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 fences, accessory structures, pools, decks additions and sheds)	\$150.00
--------------------------------------------------------------------------------------------------------	----------

<b>Subtotal:</b>	<b>\$150.00</b>
------------------	-----------------

b. **Professional Services Escrow Fees:**

Bulk Variance (Residential single-family dwellings, sports courts, pools, additions)	\$1,500.00
--------------------------------------------------------------------------------------	------------

<b>Subtotal:</b>	<b>\$1,500.00</b>
------------------	-------------------

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. Compliance with Residential Site Improvement Standards (RSIS), specifically as it relates to parking requirements.
  - b. The stormwater management of the property.
  - c. Any permits/approvals required by outside agencies. The Applicant shall discuss the status of all outside agencies with the Board and copies of all outside agency approvals shall be forwarded to this office.



Marlboro Township Zoning Board  
Re: Tadevosyan  
Bulk Variance – Engineering and Planning Review #1

January 7, 2020  
HMRZ0270.04  
Page 4

7. Based upon our review, the Plan should be revised as follows:
- a. It appears that a second floor building addition is proposed above an existing 1-story garage area which is not indicated on the Plot Plan/Variance Plan and the Site Plan on the Architect Plans, please verify.
  - b. Verify lot number indicated within the Title Block on the Plot Plan/Variance Plan and the application package.
  - c. Add ground floor, gross floor and building height requirements to the Zone Data Schedule.
  - d. Two balcony areas are depicted along the westerly side of the dwelling on the Architect Plans, however, a single balcony is indicated on the Plot Plan/Variance Plan, please verify.

As a certified property survey is required to be submitted, we recommend that this application be deemed incomplete at this time.

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  
Board Engineer and Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department  
Ronald Cucchiaro, Esq. – Board Attorney  
Ashkhen Tadevosyan – Applicant  
Concept Engineering Consultants, PA – Applicant's Engineer  
Thomas Giegerich Architect, LLC Applicant's Architect