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September 25, 2020

Borough of Matawan
Unified Planning Board/Zoning Board of Adjustment
Municipal Building
201 Broad Street
Matawan, NJ 07747

Attention: Rickey Butler, Chairman

**Re: 11 Orchard Street/Cannon
Completeness Review
Application: Bulk Variance Application
Block 30, Lot 1.01
Fronting on: Orchard Street
Plan Title: Survey of Property
Lot 1.01, Block 30
Matawan Borough, Monmouth County, New Jersey
Prepared by: JY Land Surveying, Inc.
Dated: February 26, 2020
Zoning: R-50I – Residential
Our File No. PAAP0030.01**

In accordance with your request, our office has reviewed the Variance application submitted for the above referenced property for completeness, and offer the following comments with regard to same:

The property in question is located at 11 Orchard Street, in the R-50I (Residential) District. The present use of the property is a single-family residence. This use is considered a conforming use in the R-50I District.

The applicant is requesting a variance from Section 34-60 of the Borough Code wherein the proposed gable over the front entrance door is proposed at 12.8 feet from the front property line, where 25 feet is required. It should be noted that the existing dwelling is currently constructed with a front yard setback of 16.5 feet, which constitutes a pre-existing non-conformity.

It should also be noted that the letter of Denial from the Zoning Officer indicates an existing lot coverage of 31% and a proposed lot coverage of 32%. However, the Zoning Application indicates a proposed lot coverage of 26.4% which should be clarified. 30% is the maximum allowed by the Borough Code and accordingly a variance for lot coverage may also be required.



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A review of the Survey of Property submitted appears to indicate significantly more impervious areas on site. The Applicant's Surveyor should provide a detailed tabulation of all existing and proposed impervious areas on the subject parcel for further review.

Section 34-6 "Zoning Permits" states that all requirements for Zoning Permits shall be accompanied by a plan which shall be prepared and submitted in accordance with the standards established by Article III, Site Plan Review.

Accordingly, we recommend the application be deemed **Incomplete** for the reasons stated herein:

Site Plan Checklist (Section 34-15)

- The Plan should reflect the name and address of the applicant and the owner.
- The Plan should reflect the tax sheet number and Key Location Map.
- A signature block should be provided for the Secretary of the Unified Planning Board.
- The Plan should indicate a graphic scale.
- The Plan should indicate the Zone District in which the lot is located.
- The Plan should include all buildings & structures, streets, easements, driveways, entrances and exits on the site and within 100 feet thereof, or a waiver should be requested.
- The Plan should indicate all building setback lines.
- The plan should indicate all existing physical features on the site and within 200 feet thereof, including streams, watercourses, existing woodlands, trees over six (6) inches in diameter and significant hydrological conditions, such as swamp, rock and water flows, or a waiver should be requested.
- The Plan should provide topography showing existing and proposed contours at a maximum of two (2) foot contour intervals when slopes are less than ten (10 %) percent and a maximum of five (5) foot contours when slopes are greater than ten (10 %) percent, or a waiver should be requested.
- The Plan should reflect the location and design of existing and proposed stormwater systems, sanitary waste disposal system, potable water supply and methods of solid waste storage and disposal (if any).
- The Plan should provide lighting details indicating type of standards (if any), location, radius of light and intensity in foot-candles.



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Application and Escrow Fees

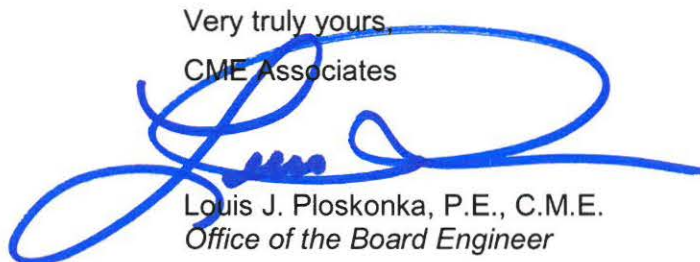
1. Application Fees (Ordinance Section 34-8)
 - a. Zoning Permit for a Residential dwelling \$ 35.00
 - b. Bulk Variance (2 @ \$50.00 each) \$ 100.00
 - Total Application Fees: \$ 135.00**
2. Escrow Fees (Ordinance Section 34-9)
 - a. Bulk Variance (2 @ \$350.00 each) \$ 700.00
 - b. Completeness Review: \$ 250.00
 - Total Escrow Fees \$ 950.00**

Once the applicant has posted the application and escrow fees outlined above he should submit a Plan to include all required information as applicable. We reserve the right to present additional comments after receipt of the revised Plan.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

CME Associates



Louis J. Ploskonka, P.E., C.M.E.
Office of the Board Engineer

LP:jl
cc: Karen Wynne, RMC
Robin Klinger
Ronald D. Cucchiaro, Esq.