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November 17, 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
Bulk Variance Application
Block 30, Lot 1.01
Our File No. PAAP0030.01**

We are in receipt of the documents submitted for the above referenced application which include:

- Plan entitled "Survey of Property, Lot 1.01, Block 30 situated in Matawan Borough, Monmouth County, New Jersey prepared by J.Y. Land Surveying, Inc. dated October 26, 2020.
- Application for Variance – Forms A & B dated September 10, 2020.
- Borough of Matawan Zoning Application (Zone R-50I) dated September 8, 2020.
- Denial of Zoning Application by Borough Zoning Officer dated September 8, 2020.
- Letter dated November 9, 2020 from Applicant requesting three (3) waivers from the Borough Site Plan checklist for completeness.

In accordance with your request, our office has reviewed the Variance application submitted for the above referenced property, and offer the following general 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 letter of Denial from the Borough Zoning Officer indicates a proposed gable over the front entrance at 12.8 feet from the front property line.

The applicant is requesting a variance from Section 34-60 of the Borough Code wherein the proposed gable over the front entrance 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.



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The Applicant is also requesting a variance for lot coverage where 48.8 % exists and 30 % is permitted.

Completeness

The Applicant has addressed the comments contained in our September 25, 2020 completeness report with the exception of three. The Applicant has submitted the attached letter dated November 9, 2020 wherein he requests waivers from the following requirements as required by Borough Code:

- 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;
- 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.

Accordingly, we recommend that this application be deemed **INCOMPLETE** and scheduled for a hearing to discuss the requested waivers and, if deemed appropriate, the variance application.

Variance Application

We have the following comments regarding the variance application:

1. Testimony should be provided in support of the request for the variances, including positive and negative criteria.
2. The proposed gable is subject to the review and approval of the Construction Code Official.



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

Very truly yours,
CME Associates

Louis J. Ploskonka, PE, CME
Office of the Board Engineer

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